



Myrtlewood Road, Bury St. Edmunds, Suffolk, IP32 6TS

MARK · EWIN
BURY ST EDMUNDS

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Located on the popular Marham Park Development of Bury St Edmunds is this well-presented, three-bedroom house.

The accommodation on the ground floor comprises an entrance hall, welcoming sitting room, modern kitchen/breakfast room leading to the garden, a useful utility area and a cloakroom. On the first floor, there are three bedrooms, the principal benefits from an ensuite shower room. The family bathroom, featuring a shower over bath completes the accommodation on offer.

Outside, parking is offered via a driveway to the side of the property. To the rear, there is an attractive garden mainly laid to lawn with a seating area and planted beds.

Agents note: There is an annual maintenance charge of approximately £150.00 payable to FirstPort for the upkeep of the communal areas.

Additional Information

Tenure: Freehold

Mobile Coverage: EE, O2, Three & Vodafone are available in this area. (Source Ofcom)

Broadband: Standard, Superfast & Ultrafast are available in this area. (Source Ofcom)

Services: Mains Gas, Electric, Water & Drainage.
Heating via gas central heating.

(Please note that none of these services have been tested by the selling agent.)



Directions

Leave Bury St Edmunds via Mildenhall Road heading towards Fornham All Saints, turn left at the roundabout into Sandlands Drive, take the fourth left turning into Crosses Link and right into Myrtlewood Road where the property will be located.

Location

The historic market town of Bury St Edmunds provides an extensive range of shopping facilities, including the Arc Shopping Centre. There are also excellent educational, recreational and cultural facilities and for those needing to commute there is convenient access to the A14, which provides links to Cambridge, Ipswich and London / Stansted Airport via the A11/M11. The railway station at Bury St Edmunds offers a link to mainline services to London Liverpool Street and Kings Cross.

Accommodation:

Entrance Hall 4' 0" x 6' 5" (1.22m x 1.95m)

Sitting Room 12' 1" x 14' 2" (3.69m x 4.33m)

Kitchen 12' 1" x 12' 2" (3.69m x 3.71m)

WC 2' 10" x 6' 0" (0.86m x 1.83m)

Utility Area 2' 10" x 5' 10" (0.86m x 1.78m)

Landing 6' 10" x 4' 11" (2.08m x 1.49m)

Bedroom 9' 8" x 9' 9" (2.94m x 2.96m)

Ensuite 5' 3" x 8' 7" (1.60m x 2.61m)

Bedroom 8' 4" x 11' 5" (2.53m x 3.48m)

Bedroom 6' 8" x 11' 5" (2.03m x 3.48m)

Bathroom 5' 3" x 7' 4" (1.61m x 2.24m)

Rear Garden

Driveway

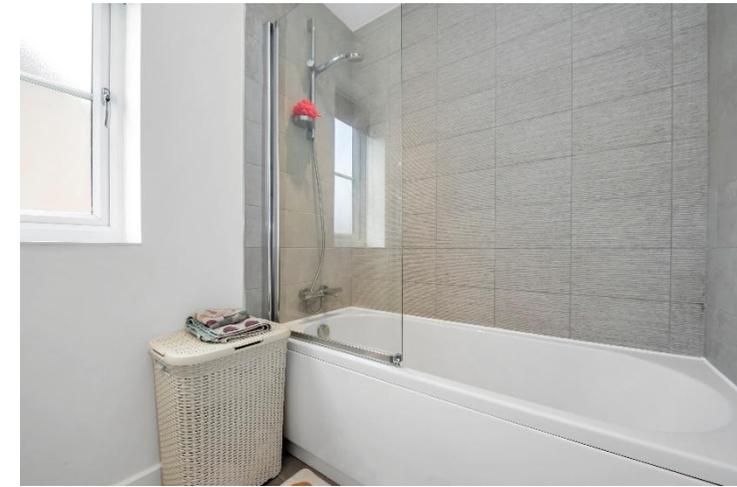
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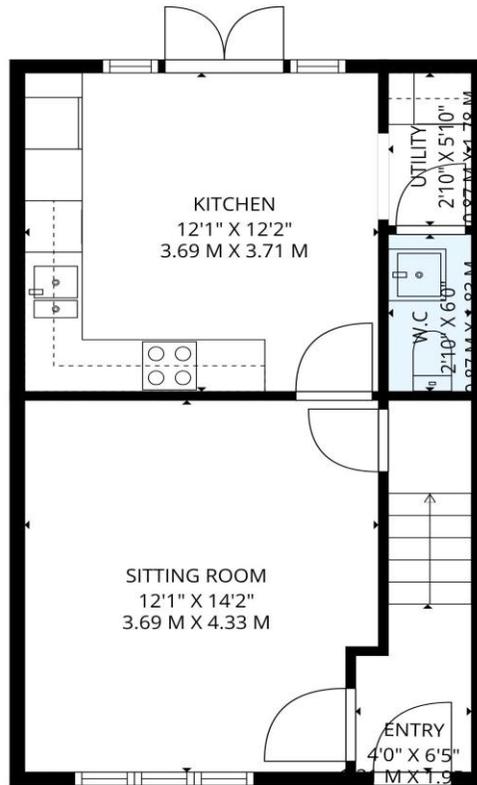
Council Tax Band: C

EPC Rating: B

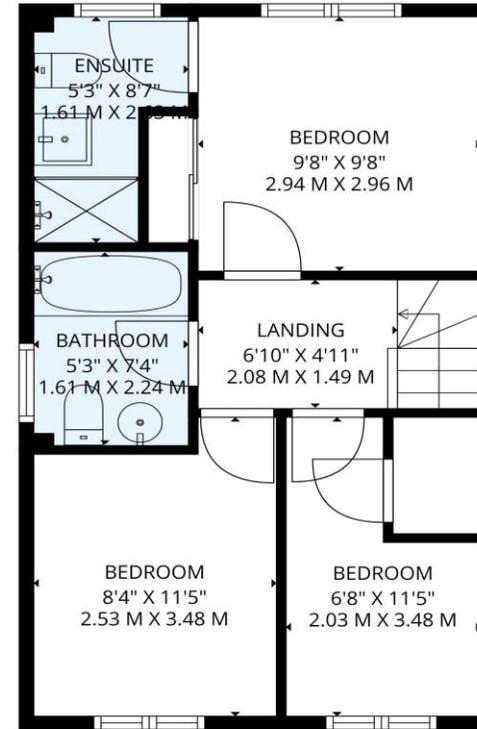
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**Offers Over £290,000
Freehold**





1ST FLOOR



2ND FLOOR

TOTAL: 800 sq. ft, 74 m2
 1st floor: 392 sq. ft, 36 m2, 2nd floor: 408 sq. ft, 38 m2
 EXCLUDED AREAS: UTILITY: 17 sq. ft, 2 m2, WALLS: 64 sq. ft, 6 m2

All Measurements Are Approximate, This Floor Plan Is a Guide Only. Produced By Dcgp.



MONEY LAUNDERING REGULATIONS 2003: Purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

PLEASE NOTE: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the Agents.

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