



Fen Way, Bury St. Edmunds, Suffolk, IP33 3ZA

**MARK · EWIN**  
BURY ST EDMUNDS

## Fen Way, Bury St. Edmunds, Suffolk, IP33 3ZA

Situated a short distance from the town centre and benefitting from no onward chain, off-road parking and a garage is this three-bedroom, end of terrace house.

The accommodation on the ground floor comprises an entrance hall, cloakroom, sitting/dining room and kitchen/breakfast room. Moving to the first floor, there are three bedrooms, the principal benefits from built-in cupboards and an ensuite. The family bathroom completes the accommodation on offer.

Outside, parking is offered via a driveway and a garage to the rear of the property. There is a low maintenance garden to the rear offering a decking area, paved patio and planted beds. There is also a rear access gate leading to the parking area.

Agents note: There is a maintenance charge of approximately £100 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 the town centre along Risbygate Street, turning right at the roundabout into Tayfen Road. Take the next left into Spring Lane and follow the road turning right into Fen Way where the property can 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' 9" x 10' 9" (1.44m x 3.28m)

Sitting Room 13' 11" x 13' 5" (4.25m x 4.08m)

Dining Room 9' 5" x 8' 8" (2.87m x 2.64m)

Kitchen 9' 5" x 9' 10" (2.88m x 3.00m)

Breakfast Area 6' 6" x 7' 0" (1.97m x 2.14m)

Cloakroom 4' 2" x 3' 5" (1.27m x 1.04m)

Landing 11' 8" x 3' 1" (3.56m x 0.94m)

Bedroom 9' 1" x 11' 5" (2.77m x 3.49m)

Ensuite 4' 9" x 7' 9" (1.46m x 2.37m)

Bedroom 12' 2" x 11' 5" (3.71m x 3.49m)

Bedroom 9' 2" x 7' 4" (2.80m x 2.23m)

Bathroom 8' 11" x 7' 0" (2.73m x 2.14m)

Rear Garden

Driveway

Garage 16' 3" x 7' 10" (4.95m x 2.40m)

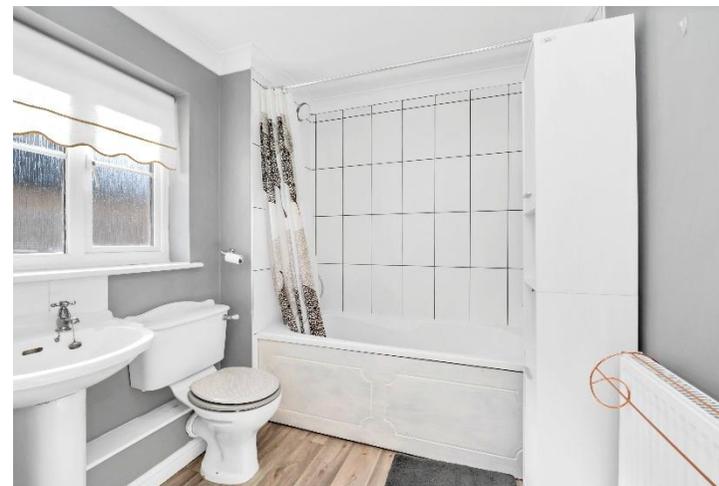
**Additional Information:**

Council Tax Band: D

EPC Rating: C

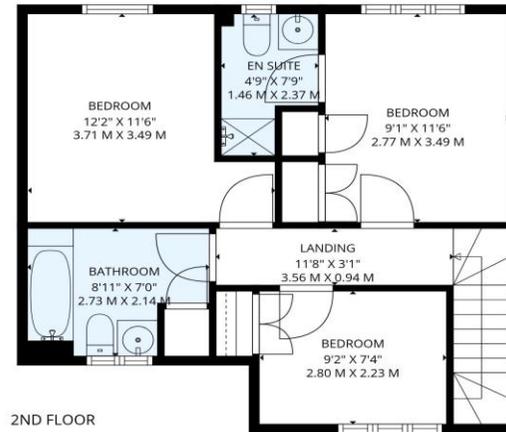
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**Guide Price £325,000**  
**Freehold**





1ST FLOOR



2ND FLOOR

**TOTAL: 999 sq. ft, 93 m2**  
 1st floor: 506 sq. ft, 47 m2, 2nd floor: 493 sq. ft, 46 m2  
 EXCLUDED AREAS: GARAGE: 128 sq. ft, 12 m2, FIREPLACE: 10 sq. ft, 1 m2, WALLS: 109 sq. ft, 10 m2

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



**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.

[www.markewin.co.uk](http://www.markewin.co.uk)

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