



Highbury Crescent, Bury St. Edmunds, Suffolk, IP33 3RS

**MARK EWIN**  
BURY ST EDMUNDS

Highbury Crescent, Bury St. Edmunds,  
Suffolk, IP33 3RS

Situated on the popular west side of Bury St Edmunds is this two-bedroom, semi-detached house with no onward chain and off-road parking.

The accommodation on the ground floor offers an entrance hall, sitting/dining room, kitchen, bedroom, shower room and a conservatory leading to the garden. On the first floor, a further bedroom can be found along with a bathroom.

Outside, there is an enclosed rear garden laid with artificial grass, a patio area, garden shed and summerhouse.

#### 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 and 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 along Risbygate Street that leads on to Out Risbygate. Take the left turning into Westley Road and then left again into Highbury Crescent where the property can be found.

#### 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:

Porch 4' 9" x 5' 2" (1.45m x 1.57m)

Hallway 4' 9" x 16' 5" (1.46m x 5.00m)

Sitting Room 12' 0" x 18' 6" (3.67m x 5.65m)

Dining Room 12' 0" x 13' 2" (3.67m x 4.01m)

Kitchen 12' 6" x 8' 10" (3.81m x 2.70m)

Bedroom 11' 9" x 9' 6" (3.59m x 2.90m)

Shower Room 6' 4" x 6' 2" (1.92m x 1.87m)

Conservatory 11' 3" x 7' 10" (3.44m x 2.38m)

Bedroom 13' 0" x 11' 3" (3.97m x 3.42m)

Bathroom 13' 0" x 10' 7" (3.97m x 3.23m)

Front & Rear Garden

Driveway

## Additional Information:

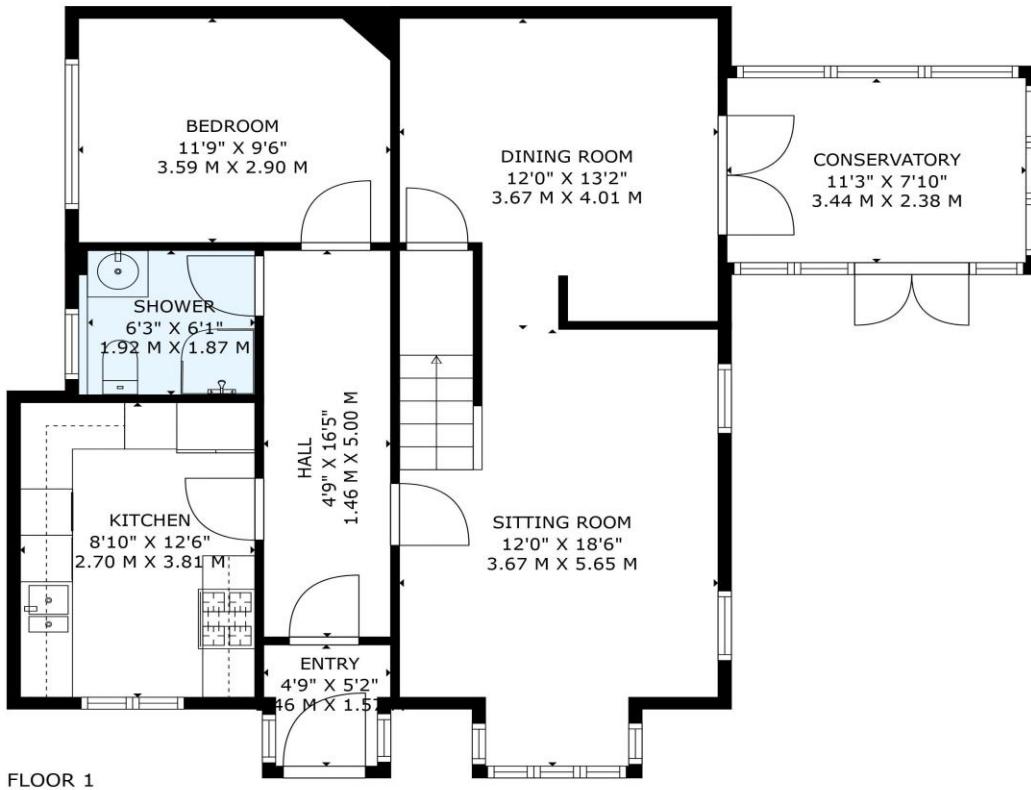
Council Tax Band: B

EPC Rating: D

Tenure: Freehold

£250,000  
Freehold





**TOTAL: 1082 sq. ft, 100 m<sup>2</sup>**  
 FLOOR 1: 841 sq. ft, 78 m<sup>2</sup>, FLOOR 2: 241 sq. ft, 22 m<sup>2</sup>  
 EXCLUDED AREAS: LOW CEILING: 49 sq. ft, 5 m<sup>2</sup>  
 WALLS: 107 sq. ft, 11 m<sup>2</sup>

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



**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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