



Dorchester Road, Bury St. Edmunds, Suffolk, IP33 2HL

**MARK EWIN**  
BURY ST EDMUNDS

Dorchester Road, Bury St. Edmunds,  
Suffolk, IP33 2HL

Situated on the popular west side of Bury St Edmunds is this three-bedroom, semi-detached property.

The accommodation on the ground floor comprises an entrance hall, sitting room with woodburner and a kitchen/breakfast room with doors leading to the garden. The first floor offers three bedrooms and a family bathroom.

Outside, the front garden is mainly laid to lawn with planted beds and a path leading to the door. The enclosed rear garden offers an under-cover decking area, paved patio and side access to the garage.

#### Additional Information:

Tenure: Freehold

Mobile Coverage: EE, O2, Three & Vodafone are listed as 'likely' in this area. (Source Ofcom) Broadband: Standard & 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

Proceed out of Bury on the Horringer Road towards Haverhill and take the second right hand turning onto Glastonbury Road. Proceed past the shops before turning immediately right onto Abbotsbury Road and Dorchester Road will be found on the left.

#### 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 / Stanstead Airport via the A11/M11.

## Accommodation:

Entrance Hall 4' 4" x 4' 1" (1.31m x 1.25m)

Sitting Room 10' 6" x 15' 1" (3.19m x 4.61m)

Kitchen/Dining Room 12' 0" x 18' 4" (3.65m x 5.60m)

Landing 8' 0" x 8' 2" (2.45m reducing to 1.81m x 2.48m)

Bedroom 12' 1" x 10' 6" (3.68m reducing to 3.08m x 3.19m)

Bedroom 10' 2" x 9' 6" (3.09m x 2.90m)

Bedroom 7' 11" x 7' 5" (2.41m reducing to 1.39m x 2.26m)

Bathroom 7' 11" x 6' 7" (2.41m x 2.01m)

Front & Rear Gardens

Garage

## Additional Information:

Council Tax Band: B

EPC Rating: TBC

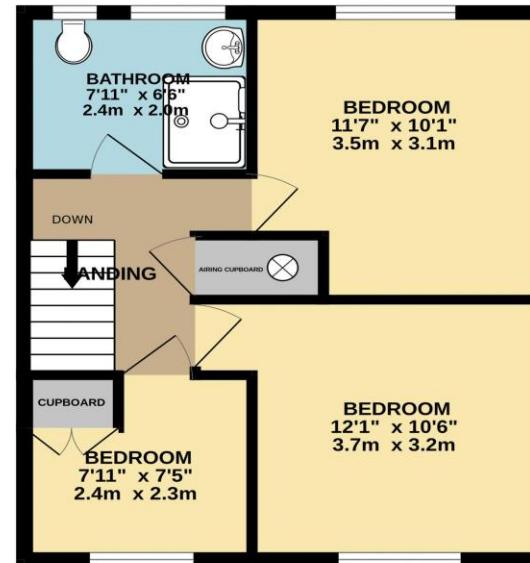
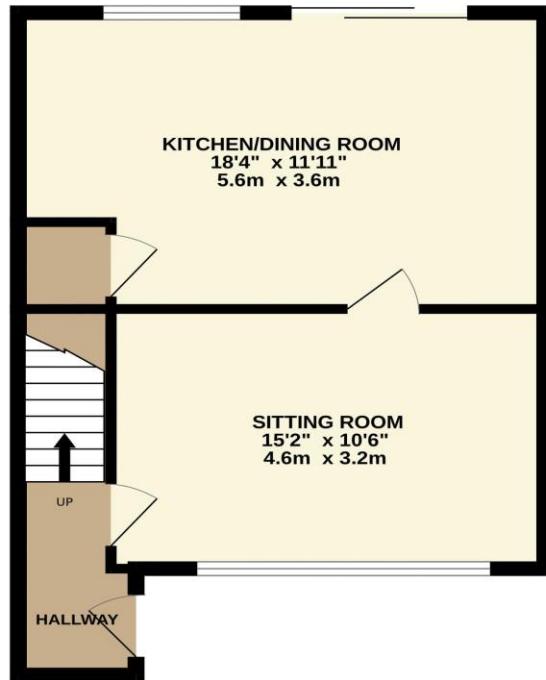
Tenure: Freehold

Offers Over £260,000  
Freehold



GROUND FLOOR  
429 sq.ft. (39.9 sq.m.) approx.

1ST FLOOR  
398 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA : 827 sq.ft. (76.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**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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