



Tannery Drive, Bury St. Edmunds, Suffolk, IP33 2SD

MARK · EWIN
BURY ST EDMUNDS

Tannery Drive, Bury St. Edmunds, Suffolk, IP33 2SD

A well-presented, chain-free two-bedroom semi-detached home, ideally situated just a short walk from the town centre on the popular south side of Bury St Edmunds. The property offers well-proportioned accommodation comprising an entrance hall, a bright and welcoming sitting room, and a kitchen. On the first floor there are two comfortable bedrooms and a family bathroom.

Externally, the property features a low-maintenance garden to the front. To the rear, there is a private enclosed paved patio garden with planted borders, along with a rear access gate. The home also benefits from allocated parking.

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

Heading towards the town centre along Southgate Street, take the left hand turning in Sextons Meadow and the road will lead into Tannery Drive, where the property can be found.

Location

The historic market town of Bury St Edmunds provides an excellent range of schooling, shopping, cultural and recreational facilities. There is good access to the A14 dual carriageway linking the east coast ports, Cambridge and London via the M11 motorway.

Accommodation:

Entrance Hall 5' 8" x 3' 7" (1.72m x 1.09m)

Sitting Room 14' 11" x 9' 11" (4.54m x 3.02m)

Kitchen 13' 2" x 8' 8" (4.01m x 2.65m)

Landing 6' 6" x 6' 0" (1.97m x 1.83m)

Bedroom 13' 3" x 9' 3" (4.03m x 2.81m)

Bedroom 13' 2" x 7' 9" (4.02m x 2.36m)

Family Bathroom 6' 6" x 5' 11" (1.97m x 1.81m)

Rear Garden



Additional Information:

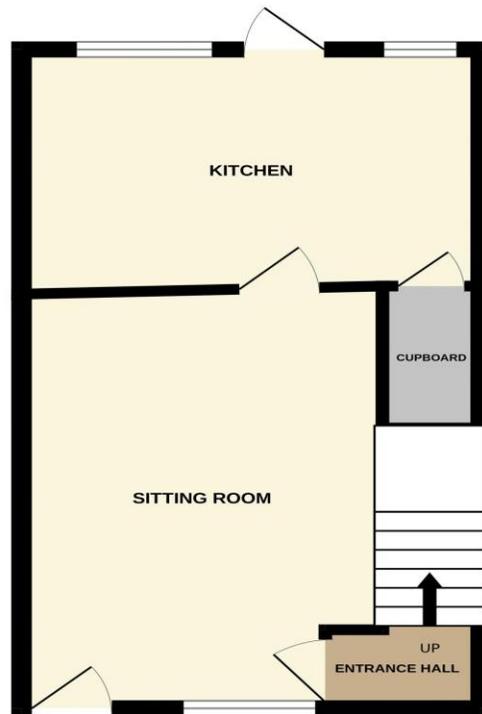
Council Tax Band: B

EPC Rating: D

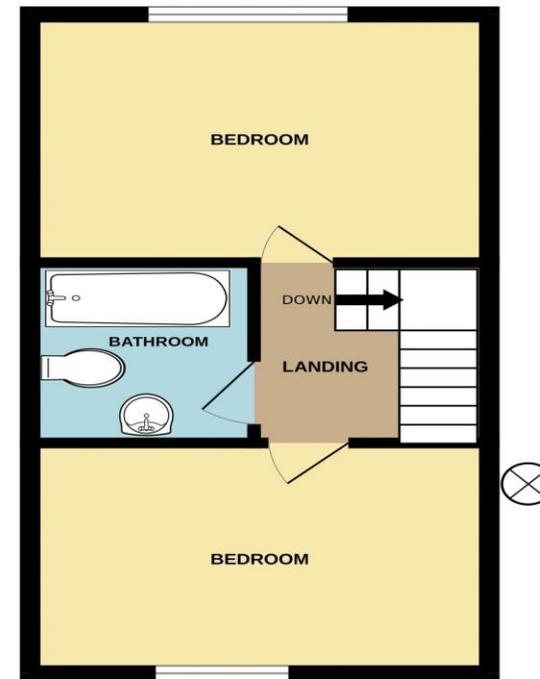
Tenure: Freehold

Guide Price £240,000
Freehold

GROUND FLOOR
319 sq.ft. (29.7 sq.m.) approx.



1ST FLOOR
319 sq.ft. (29.7 sq.m.) approx.



TOTAL FLOOR AREA: 639 sq.ft. (59.3 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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