



Scarlin Road, Bury St. Edmunds, Suffolk, IP33 2HT

**MARK · EWIN**  
BURY ST EDMUNDS



## Scarlin Road, Bury St. Edmunds, Suffolk, IP33 2HT

A three bedroom semi detached house with off road parking occupying a pleasant position within an established residential road on the favoured western outskirts of the town, the locality offers convenient access to the town centre as well as having a nearby parade of shops. The ground floor comprises, entrance hall, sitting room, modern fitted kitchen, and the recently updated family bathroom completes the ground floor accommodation. On the floor there are three bedrooms.

Outside, the front garden is mainly laid to lawn with shrubs. The rear garden is also mainly laid to lawn also benefitting from a shed and is enclosed by fencing. Off road parking is offered via the side of the property.

### 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

Leaving town via Risbygate Street at the mini roundabout turn left on to Westley Road, turn left along Flemyng Road and right on to Wigston Road. then take a left onto Scarlin Road and the property will be on your 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 / 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

Sitting Room 14' 2" x 11' 9" (4.31m x 3.58m)

Kitchen 8' 3" x 12' 1" (2.51m x 3.68m)

Family Bathroom 5' 7" x 5' 4" (1.70m x 1.63m)

First Floor Landing

Bedroom One 14' 2" x 8' 9" (4.31m x 2.66m)

Bedroom Two 9' 2" x 11' 9" (2.79m x 3.58m)

Bedroom Three 6' 11" x 8' 11" (2.11m x 2.72m)

## Additional Information:

Council Tax Band: C

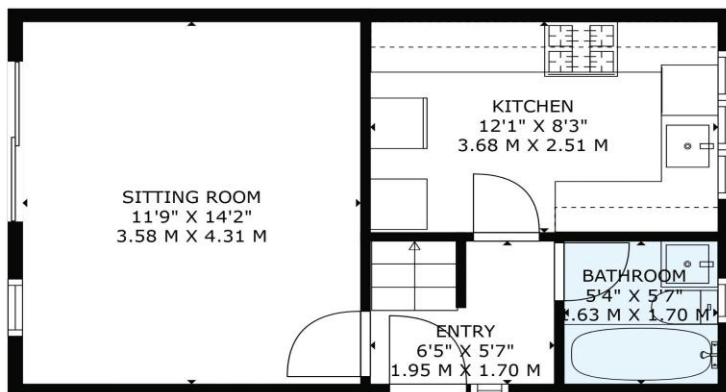
EPC Rating: C

Tenure: Freehold

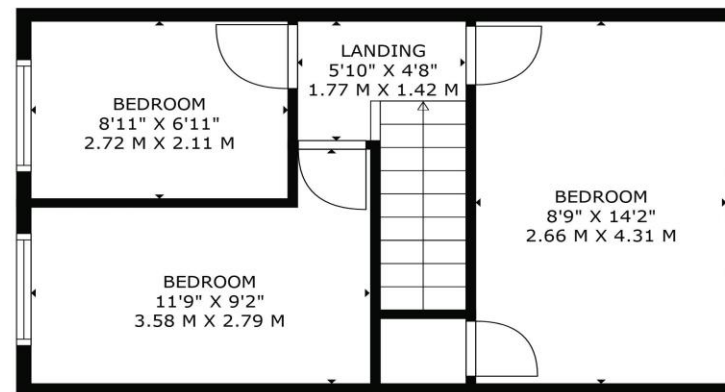
Offers Over £270,000







FLOOR 1



FLOOR 2

**TOTAL: 684 sq. ft, 64 m2**  
 FLOOR 1: 342 sq. ft, 32 m2, FLOOR 2: 342 sq. ft, 32 m2  
 WALLS: 64 sq. ft, 6 m2

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



**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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