



High Street, Ixworth, Bury St. Edmunds, Suffolk, IP31 2HJ

MARK EWIN
BURY ST EDMUNDS

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Edmunds, Suffolk, IP31 2HJ

A One-Bedroom, Semi-Detached Thatched Cottage in the popular and well-served village of Ixworth.

The property offers characterful accommodation comprising on the ground floor of an entrance hall, sitting room with a feature brick fireplace, kitchen, lobby and bathroom. On the first floor, a landing leads to the good-sized bedroom which also benefits from built-in cupboards.

Outside, the low maintenance rear garden is laid with patio with a mature tree and is enclosed by fencing.

Agents note: This property is Grade II listed.

Additional Information

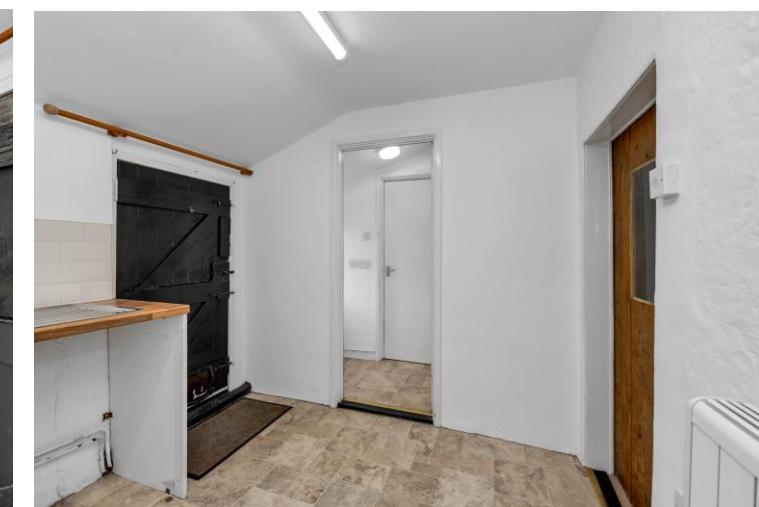
Tenure: Freehold

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

Broadband: Standard, Superfast & Ultrafast are available in this area. (Source Ofcom)

Services: Mains Electric, Water and Drainage. Heating via electric panel heaters.

(Please note that none of these services have been tested by the selling agent.)



Directions

Leaving Bury St Edmunds along the A143 heading north towards Diss. Continue through the village of Great Barton and then at the roundabout turn left signposted Ixworth onto Stow Road. Continue along this road and turn right at the T junction onto the High Street then. The property can be found along here on the left hand side.

Location

The village of Ixworth offers a good range of local amenities including village shop, library, chip shop, doctors, pubs and school. With great access on the A143 towards Diss and Bury St Edmunds. 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' 2" x 3' 2" (1.57m x 0.97m)

Sitting Room 16' 6" x 16' 4" (5.02m x 4.97m)

Kitchen 10' 8" x 8' 3" (3.26m x 2.51m)

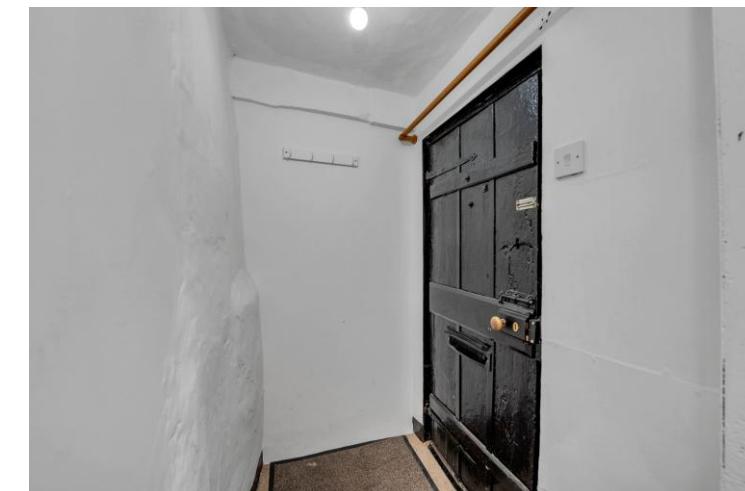
Lobby 2' 10" x 6' 0" (0.87m x 1.82m)

Bathroom 8' 0" x 7' 1" (2.45m x 2.15m)

Landing 4' 8" x 3' 8" (1.43m x 1.13m)

Bedroom 16' 4" x 13' 3" (4.97m x 4.04m)

Rear Garden



Additional Information:

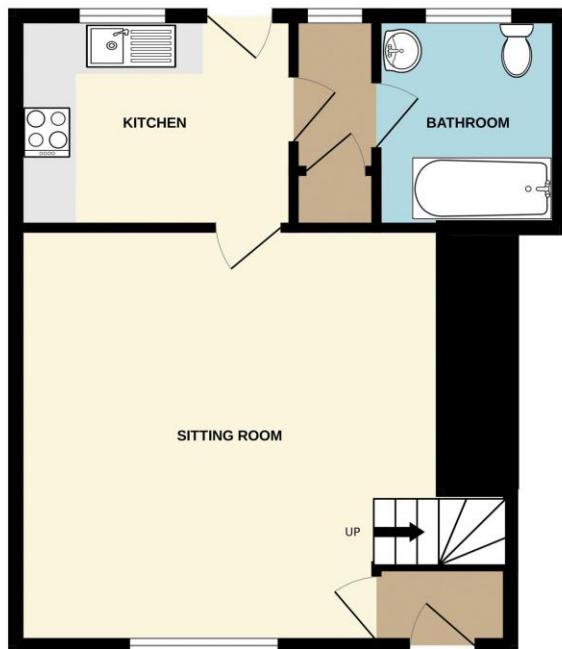
Council Tax Band: B

EPC Rating: E

Tenure: Freehold

Guide Price £180,000
Freehold

GROUND FLOOR
457 sq.ft. (42.5 sq.m.) approx.



1ST FLOOR
242 sq.ft. (22.5 sq.m.) approx.



TOTAL FLOOR AREA : 699 sq.ft. (64.9 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.

www.markewin.co.uk

01284 217530 team@markewin.co.uk
77 St Johns Street, Bury St Edmunds
Suffolk, IP33 1SQ

