



St Martins Street, Bury St. Edmunds, Suffolk, IP33 1JL

MARK EWIN
BURY ST EDMUNDS

Set back from St Martin's Street behind a walled front garden is this attractive bay-fronted property, which benefits from bespoke replacement windows, adding a touch of modern elegance while maintaining its characterful charm. The property is located a short distance from the town centre and train station.

The ground floor accommodation comprises a sitting room with a log burner, complete with useful alcove storage and shelving, a dining room with a fireplace, and French windows leading out into the garden. There is also a modern kitchen and bathroom. On the first floor, there are two double bedrooms, both with fireplaces and useful cupboards, with an en-suite shower room off bedroom one.

Outside, the front garden is laid to shingle with a useful bin store and attractive pathing leading to the entrance door. The low maintenance, enclosed, rear garden is laid mainly to paving with an attractive patio seating area.

Additional Information:

EPC Rating: TBC

Council Tax Band: B

Tenure: Freehold

Mobile Coverage: Three is listed as 'likely' in this area, whilst EE, O2 and Vodafone are listed as 'limited'. (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

Heading into town on Northgate Street, take the left hand turning into Cadney Lane and left again into Cannon Street. Take the next right into St Martins Street where the property can be located toward the end of the road on the right-hand side.

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:

Sitting Room 12' 8" x 9' 11" (3.86m x 3.03m) into bay

Dining Room 10' 9" x 13' 1" (3.28m x 3.98m)

Kitchen 7' 11" x 6' 11" (2.42m x 2.11m)

Bathroom 6' 3" x 6' 6" (1.91m x 1.99m)

First Floor

Bedroom One 10' 6" x 12' 5" (3.19m x 3.79m)

En-Suite Shower Room 8' 1" x 6' 11" (2.46m x 2.12m)

Bedroom Two 10' 7" x 13' 0" (3.23m reducing to 2.70m x 3.97m)

Outside

Courtyard Garden

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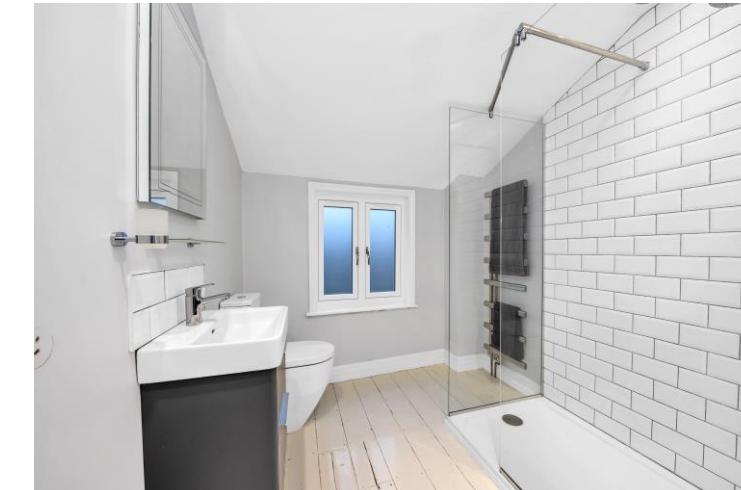
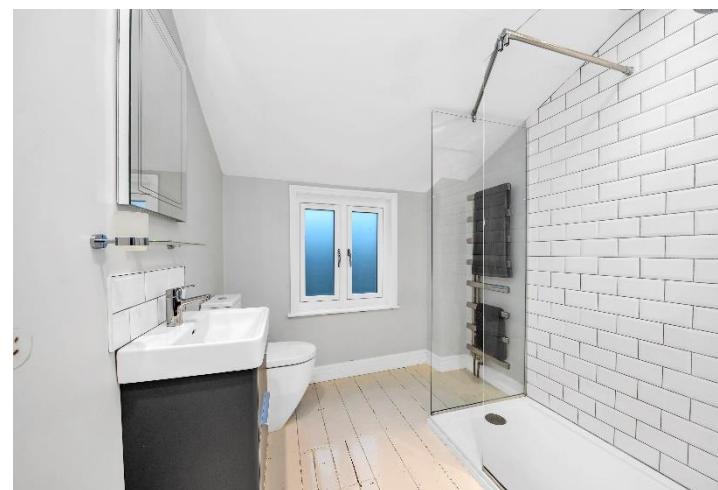
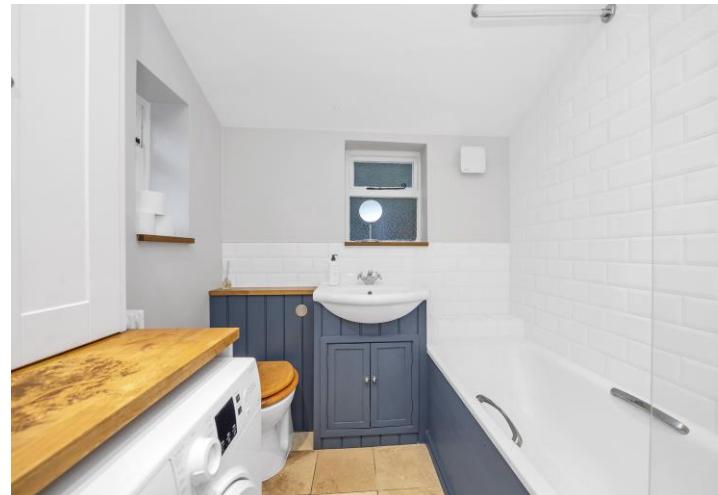
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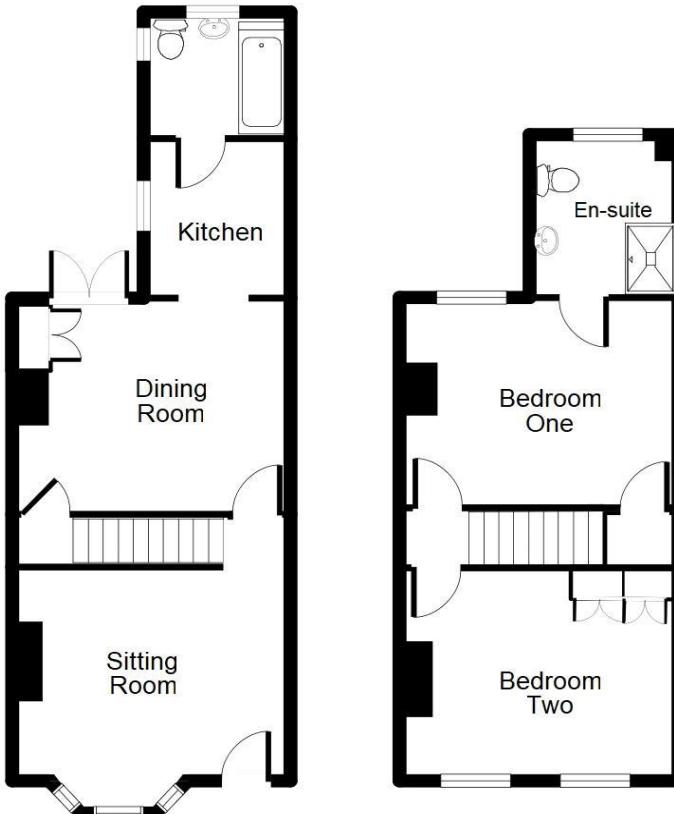
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Offers In Excess Of £300,000
Freehold





For identification only-Not to scale
 (c) Visual Floor Planner

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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