



Well Street, Bury St. Edmunds, Suffolk, IP33 1EQ

MARK · EWIN
BURY ST EDMUNDS

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IP33 1EQ

Located close to the Town Centre is this Grade II Listed, Townhouse property. The property benefits from well-presented, spacious, accommodation with the added advantage of off-road parking.

The accommodation comprises, on the ground floor, of an entrance hallway, welcoming sitting room with a woodburner, dining room and kitchen/breakfast room with access to the courtyard garden. The cellar can be accessed from the dining room and stairs rise from the hallway to the first floor.

Moving to the first floor, the property offers a double bedroom with wooden flooring and built-in wardrobe. There is also a family bathroom benefitting from a free standing bath and shower. On the second floor, two further double bedrooms can be found with one benefitting from a modern ensuite shower room. Outside, the property offers a courtyard garden with a parking space via double gates.

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 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

From Moyse's Hall Museum turn right at Cornhill Walk and left into Well Street, the property will be found on your 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.

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Accommodation:

Entrance Hallway

Sitting Room 11' 2" x 13' 9" (3.40m x 4.20m)

Dining Room 14' 10" x 10' 6" (4.51m x 3.21m)

Kitchen 7' 3" x 18' 3" (2.20m x 5.57m)

Bedroom 14' 7" x 12' 3" (4.44m x 3.74m)

Bathroom 9' 5" x 10' 3" (2.88m x 3.12m)

Principal Bedroom 14' 10" x 12' 2" (4.53m x 3.71m)

Bedroom 9' 0" x 10' 6" (2.75m x 3.20m)

Ensuite 5' 6" x 5' 9" (1.67m x 1.75m)

Cellar 13' 5" x 12' 6" (4.08m x 3.81m)

Courtyard Garden

Off-Road Parking

Additional Information:

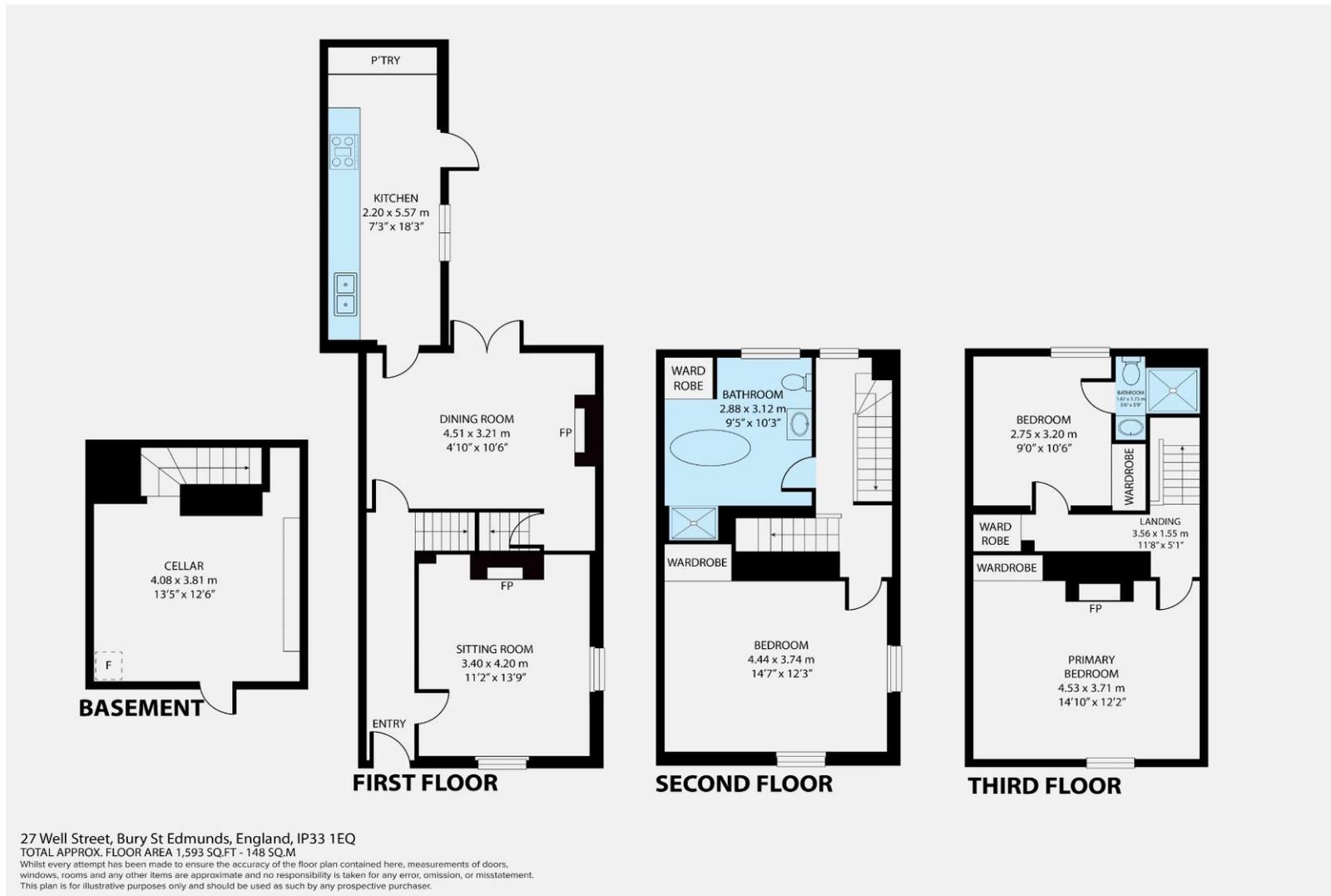
Council Tax Band: E

EPC Rating: E

Tenure: Freehold

Offers Over £625,000
Freehold





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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