



Sturgeon Way, Stanton, Bury St. Edmunds, Suffolk, IP31 2ED

MARK · EWIN
BURY ST EDMUNDS

Sturgeon Way, Stanton, Bury St.
Edmunds, Suffolk, IP31 2ED

CHAIN FREE. Located in the well-served village of Stanton is this three-bedroom end of terrace property benefitting from a garage and off-road parking.

The well-presented accommodation comprises an entrance hall, modern fitted kitchen and delightful sitting/dining room with access to the garden.

Moving to the first floor, there are three bedrooms and a family bathroom with a bath and shower.

Outside, the rear garden is laid to lawn with a paved patio area, garden shed, an access gate to the rear and is bordered by planted beds. Parking is offered via a garage and a space in front.

Additional information:

Tenure: Freehold

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

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

Services: Mains Electric, Water and Drainage. Heating via oil central heating.

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

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Directions

Proceed out of Bury on the A143 towards Diss and pass through the villages of Great Barton and Ixworth. Once you arrive in Stanton remain on the A143 and turn right onto Old Bury Rd. Head south east towards Church Close. Turn right onto Duke Street and left onto The Street. Turn right onto Bury Lane and left into Sturgeon Way. Turn right on Sturgeon Way where the property can be found.

Location

Stanton village offers a great range of amenities including chip shop, local store, post office, co op and schooling. Stanton is central in regards to access towards Diss or Bury St Edmunds. There is a regular bus service to the historic market town of Bury St Edmunds which 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 13' 0" x 5' 10" (3.95m x 1.77m)

Kitchen 8' 4" x 8' 9" (2.55m reducing to 1.76m x 2.66m reducing to 2.22m)

Sitting/Dining Room 8' 9" x 21' 7" (2.66m x 6.58m reducing to 3.33m)

Landing 8' 10" x 5' 9" (2.69m x 1.76m)

Bedroom 11' 6" x 11' 8" (3.50m reducing to 2.97m x 3.56m)

Bedroom 11' 6" x 9' 7" (3.50m reducing to 2.77m x 2.92m)

Bedroom 8' 6" x 6' 6" (2.60m x 1.99m)

Bathroom 7' 9" x 5' 7" (2.37m x 1.70m)

Front & Rear Gardens

Garage & Parking

Additional Information:

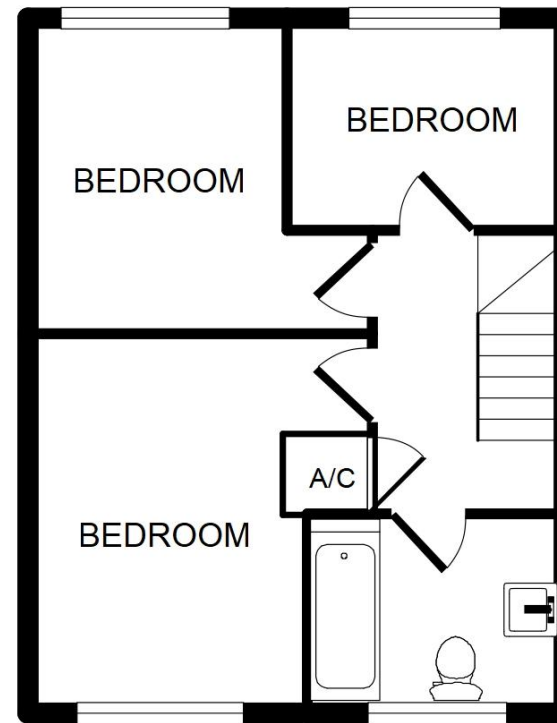
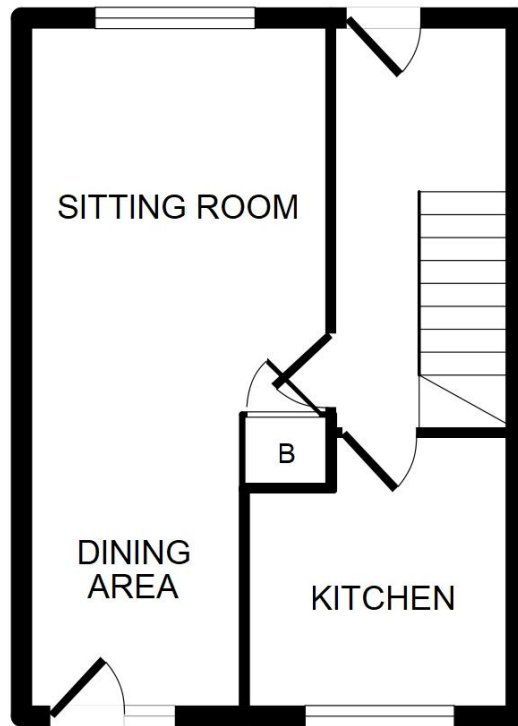
Council Tax Band: B

EPC Rating: D

Tenure: Freehold

Guide Price £240,000
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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