



Anselm Avenue, Bury St. Edmunds, Suffolk, IP32 6LA

**MARK EWIN**  
BURY ST EDMUNDS

Anselm Avenue,  
Bury St. Edmunds,  
Suffolk, IP32 6LA

A spacious three-bedroom first-floor apartment with balcony located close to local amenities.

The accommodation comprises; entrance hall, sitting room, kitchen with pantry, inner hallway with airing cupboard, three bedrooms and a shower room.

Outside, balcony with useful storage shed and there are also communal gardens and a communal parking area.

Lease details:  
Havebury  
125 Year Lease from 1988  
£50.59 per month



#### Directions

Head along Fornham Road until you reach the Tollgate Lane traffic lights, head straight over on to Mildenhall Road. Take the next left hand turning onto Wordsworth Road then right and left onto Bunbury Road and right onto Anselm Avenue. The property can then be found on the left 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:

Entrance Hall 4' 5" x 3' 8" (1.35m x 1.13m)

Kitchen 13' 5" x 10' 1" (4.08m x 3.07m) maximum

Sitting Room 15' 0" x 12' 11" (4.56m x 3.93m)

Inner Hall 7' 7" x 7' 8" (2.32m x 2.34m)

Bedroom One 11' 11" x 13' 0" (3.63m x 3.96m)

Bedroom Two 11' 11" x 9' 7" (3.63m x 2.93m)

Bedroom Three 7' 4" x 9' 6" (2.23m x 2.90m)

Bathroom 7' 3" x 5' 5" (2.20m x 1.66m)

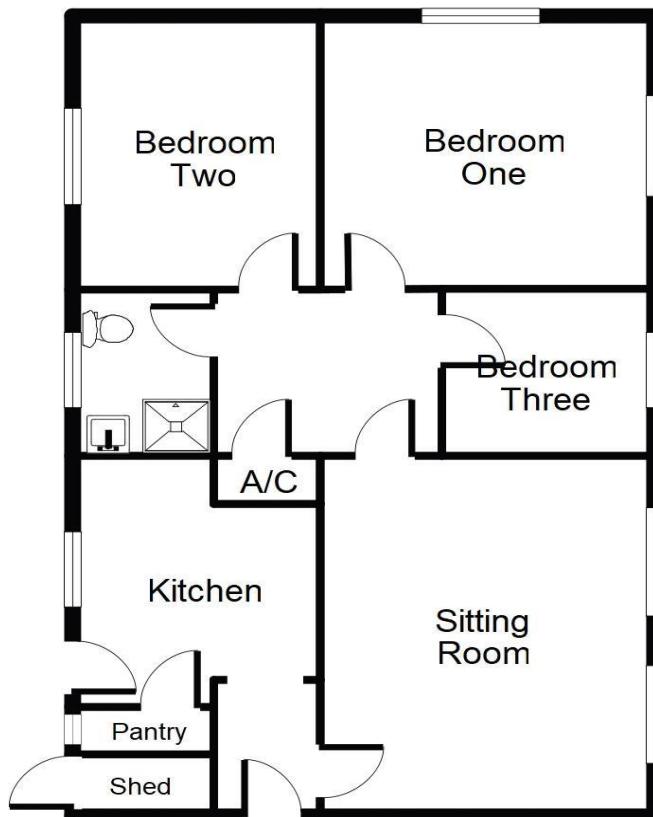
Outside

Communal Garden

Communal Parking



Offers Over £160,000  
Leasehold



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.

[www.markewin.co.uk](http://www.markewin.co.uk)

01284 217530 [team@markewin.co.uk](mailto:team@markewin.co.uk)  
77 St Johns Street, Bury St Edmunds  
Suffolk, IP33 1SQ

