



Sicklesmere Road, Bury St. Edmunds, Suffolk, IP33 2BW

**MARK EWIN**  
BURY ST EDMUNDS

Located on the south side of town is this beautifully presented three-bedroom, extended, end of terrace cottage.

The property offers ground floor accommodation to include a spacious sitting room with woodburner, open plan kitchen/dining room and modern family bathroom. The kitchen offers a range of attractive wall and base level units, wooden worktops and incorporates a built-in oven, hob, microwave, washer-dryer, undercounter freezer, fridge freezer and dishwasher.

On the first floor there are three well-presented bedrooms with a useful walk-in wardrobe.

Outside, the rear garden is mainly laid to lawn with planted borders, a paved patio area and enclosed by brick and flint walls. The garden also benefits from an outside, insulated home office with power and light, ideal as a work from home space. There is on street parking available for this property.

#### 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 offered via gas central heating. (Please note that none of these services have been tested by the selling agent.)



#### Directions

Leaving Bury St Edmunds along the Parkway and proceed over the mini roundabout into Cullum Road. At the next roundabout take a right and turn left at the second roundabout into Sicklesmere Road where the property can be found 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 / Stanstead 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 5' 9" x 13' 10" (1.74m x 4.22m)

Kitchen 11' 7" x 11' 4" (3.53m x 3.45m)

Dining Area 12' 0" x 11' 3" (3.66m x 3.43m)

Sitting Room 11' 7" x 22' 5" (3.53m x 6.82m)

Bathroom 7' 7" x 8' 1" (2.32m x 2.47m)

Landing

Bedroom 11' 11" x 9' 10" (3.62m x 3.00m)

Bedroom 9' 3" x 8' 6" (2.82m x 2.60m)

Bedroom 8' 3" x 12' 6" (2.52m x 3.82m)

Rear Garden



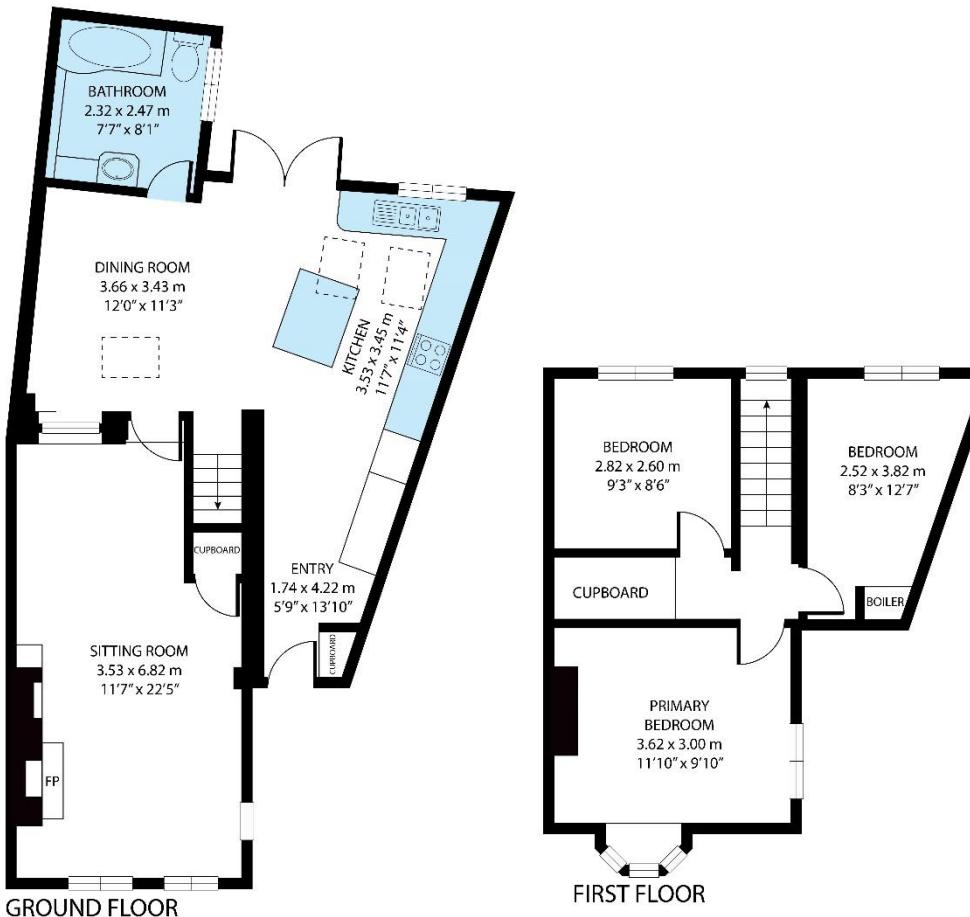
## Additional Information:

Council Tax Band: C

EPC Rating: D

Tenure: Freehold

Offers Over £350,000  
Freehold



12 Sicklesmere Road, Bury St Edmunds, England, IP33 2BW

TOTAL APPROX. FLOOR AREA 1,032 SQ.FT - 96 SQ.M

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

GROUND FLOOR : 667 SQ.FT - 62 SQ.M

FIRST FLOOR : 365 SQ.FT - 34 SQ.M

TOTAL AREA : 1,032 SQ.FT - 96 SQ.M

**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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