Bishops Road, Bury St Edmunds, Suffolk, IP33 1TQ

MARK·EWIN
BURY ST EDMUNDS

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A two-bedroom mid terrace property located close to the town centre, bus and train station and local amenities.

The property offers a welcoming sitting room, dining room and fitted kitchen. Off the dining room there is a door which leads to a cellar. On the first floor there are two bedrooms and a bathroom.

Outside, parking is offered via a permit with West Suffolk Council. To the rear, there is a private garden with a decking area, garden shed and rear access gate.

Additional Information
Tenure: Freehold
Mobile Coverage: EE, O2, Three & Vodafone are available in this area. (Source Ofcom)
Broadband: Standard, Superfast & Ultrafast are available in this area. (Source Ofcom)
Services: Mains Gas, Electric, Water & Drainage. Heating via gas central heating.

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

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**Directions**

From the Town Centre Proceed down St Andrews Street North where Bishops Road is the first turning on the left.

**Location**

The historic market town of Bury St Edmunds 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:**

Sitting Room 12' 0'' x 10' 10 (3.67m x 3.3m)

Dining Room 8' 9'' x 9' 9 (2.67m x 2.96m)

Kitchen 6' 7'' x 8' 10 (2m x 2.7m)

Cellar 10' 10'' x 10' 6 (3.3m x 3.2m)

First Floor

Bedroom One 12' 1'' x 10' 10 (3.68m x 3.3m)

Bedroom Two 6' 7'' x 8' 9 (2m x 2.66m)

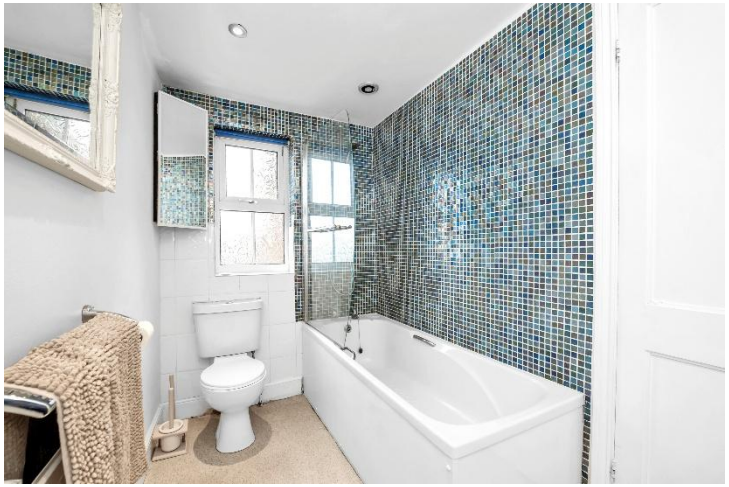
Bathroom

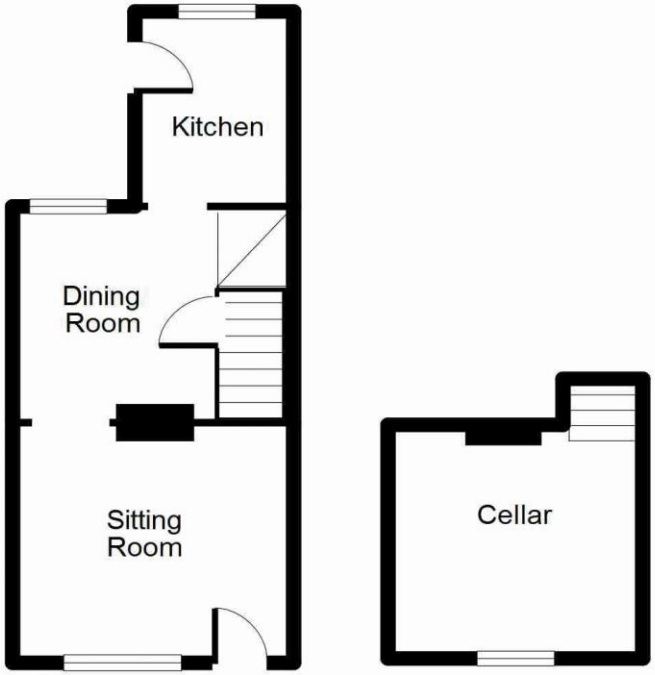
Rear Garden

Additional Information:

Council Tax Band: B
EPC Rating: D
Tenure: Freehold

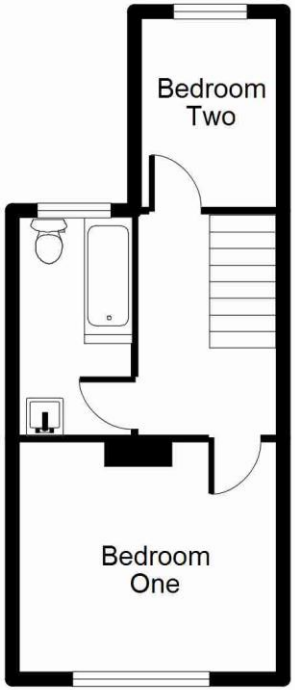
Offers Over £220,000
Freehold












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 byer 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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The Property Ombudsman