



Bedell Close, Bury St. Edmunds, Suffolk, IP33 2HS

MARK · EWIN
BURY ST EDMUNDS

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NO ONWARD CHAIN. Located to the popular west side of Bury St Edmunds is this two-bedroom semi detached bungalow. The accommodation comprises of an entrance hall, sitting room, kitchen, two bedrooms, bathroom and conservatory. Outside there is parking to the front along with a single garage. The rear garden is mainly laid to lawn with planted borders, a paved patio and further raised area laid with shingle. 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 and Drainage. Heating offered via gas central heating. (Please note that none of these services have been tested by the selling agent.)



Directions

Leaving town via Westley Road turn left along Flemyng Road, continue on this road into Glastonbury Road, take the second Wigston Road turning on your right, left into Scarlin Road and finally right into Bedell Close. The property can 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 10' 4" x 5' 3" (3.14m x 1.59m)

Sitting Room 10' 11" x 16' 1" (3.32m x 4.90m)

Kitchen 6' 6" x 8' 1" (1.99m x 2.47m)

Bedroom 10' 2" x 10' 10" (3.10m x 3.29m)

Bedroom 7' 3" x 9' 7" (2.22m x 2.92m)

Shower Room 6' 6" x 5' 3" (1.99m x 1.59m)

Conservatory 15' 11" x 8' 8" (4.84m x 2.65m)

Front & Rear Gardens

Driveway

Garage 8' 0" x 16' 9" (2.45m x 5.10m)

Additional Information:

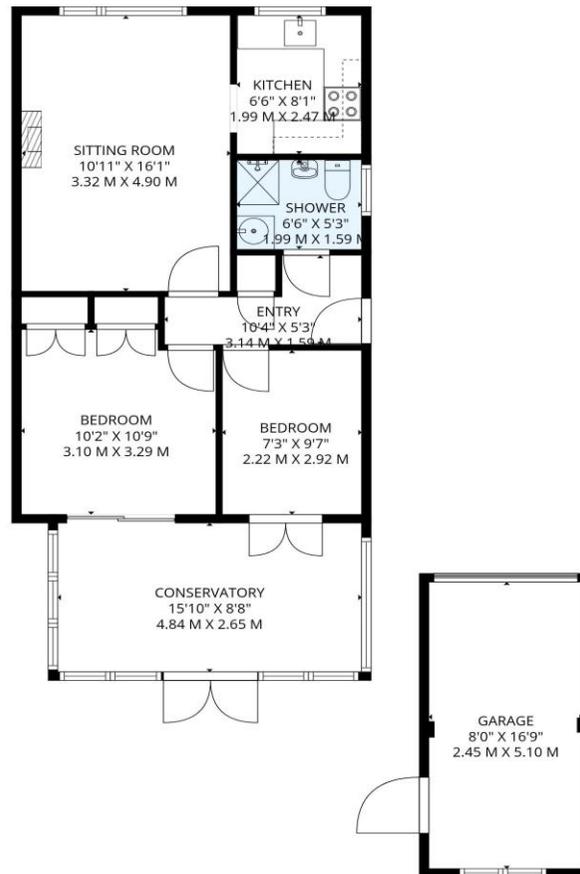
Council Tax Band: B

EPC Rating: TBC

Tenure: Freehold

£210,000
Freehold





TOTAL: 800 sq. ft, 74 m2
 1st floor: 800 sq. ft, 74 m2
 EXCLUDED AREAS: GARAGE: 134 sq. ft, 12 m2, WALLS: 79 sq. ft, 8 m2

All Measurements Are Approximate, This Floor Plan Is a Guide Only. Produced By Dcgp.



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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