



Avenue Approach, Bury St. Edmunds, Suffolk, IP32 6BA

MARK · EWIN
BURY ST EDMUNDS

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Located in a sought-after location in Bury St Edmunds is this three-bedroom detached family home.

The ground floor offers an L-shaped sitting room/dining room which opens into the kitchen and sliding doors leading to the conservatory. The ground-floor also benefits from a cloakroom and utility room at the rear of the property. On the First floor, there are three bedrooms all with built in wardrobes and the family bathroom completes the accommodation on offer.

Outside, the front garden is laid with shingle and a path leading to the front door. At the rear, there is a delightful garden mainly laid to lawn with a paved patio area and hosts a variety of flowers and shrubs. Parking is offered via a driveway and garage to the rear.

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.)



Directions

Proceed out of Bury along Fornham Road and take the left hand turning sign posted Avenue Approach and 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 / 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 6' 1" x 10' 11" (1.85m x 3.34m)

Sitting Room 17' 7" x 10' 11" (5.35m x 3.34m)

Dining Area 8' 8" x 8' 9" (2.63m x 2.67m)

Kitchen 12' 7" x 8' 9" (3.84m x 2.67m)

WC 2' 9" x 4' 11" (0.84m x 1.50m)

Rear Porch 6' 8" x 5' 3" (2.02m x 1.61m)

Conservatory 11' 9" x 8' 7" (3.59m x 2.62m)

Landing 12' 10" x 6' 10" (3.90m x 2.08m)

Bedroom 15' 11" x 8' 9" (4.86m x 2.67m)

Bedroom 11' 9" x 10' 11" (3.57m x 3.34m)

Bedroom 11' 11" x 7' 11" (3.62m x 2.41m)

Bathroom 7' 8" x 4' 8" (2.34m x 1.41m)

Rear Garden

Garage & Parking

Additional Information:

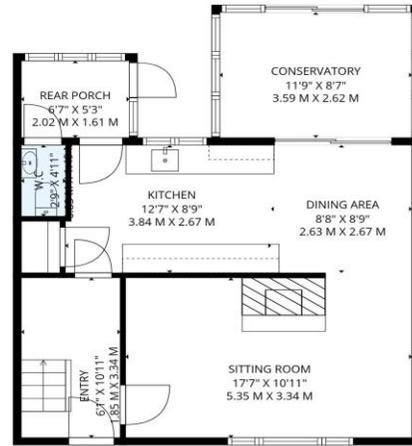
Council Tax Band: D

EPC Rating: TBC

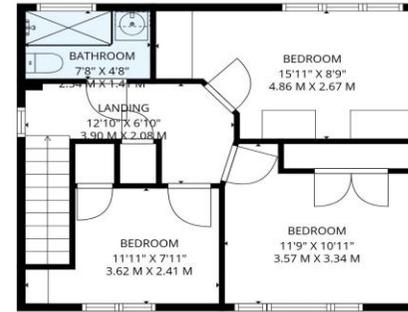
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**Offers Over £400,000
Freehold**





1ST FLOOR



2ND FLOOR

TOTAL: 1061 sq. ft, 99 m2
1st floor: 581 sq. ft, 54 m2, 2nd floor: 480 sq. ft, 45 m2
EXCLUDED AREAS: REAR PORCH: 35 sq. ft, 3 m2, GARAGE: 126 sq. ft, 12 m2, WALLS: 135 sq. ft, 13 m2

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



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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