



Chalk Road North, Bury St. Edmunds, Suffolk, IP33 3BW

**MARK EWIN**  
BURY ST EDMUNDS

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Bury St. Edmunds,  
Suffolk, IP33 3BW

Offered For Sale with No Onward Chain is this well-presented, two-bedroom, end of terrace property located within walking distance of the town centre, the property boasts delightful front and rear gardens and benefits from a brick-built outbuilding.

The accommodation comprises of an entrance hall, sitting room with log burner, kitchen dining room, with enough space for a table and four chairs, and the property offers a conservatory. On the first floor, there are two bedrooms, with bedroom one benefitting from a red brick fireplace and the shower room completed the accommodation on offer.

Outside, the property enjoys a delightful front garden being walled with railings and having side access to the rear garden. The rear garden, a good size for in town standards, has been beautifully landscaped, being laid to lawn with a pathway leading to a paved patio area, with colourful borders and a variety of trees and shrubs. There is also a useful brick built outbuilding in the garden.



#### Directions

Proceed along Parkway, turning left into Risbygate Street, take the next left turning into Chalk Road North, where the property can be found at the top of the road 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

Sitting Room 13' 3" x 12' 2" (4.04m x 3.70m) maximum, into bay.

Kitchen Dining Room 7' 11" x 15' 7" (2.41m x 4.75m)

Conservatory 9' 4" x 7' 3" (2.84m x 2.21m)

### First Floor

Bedroom One 10' 7" x 11' 1" (3.23m x 3.39m) minimum.

Bedroom Two 8' 1" x 7' 3" (2.47m x 2.21m)

Shower Room 4' 10" x 8' 1" (1.48m x 2.46m)

### Outside

### Front & Rear Gardens

### Outbuilding

## Additional Information:

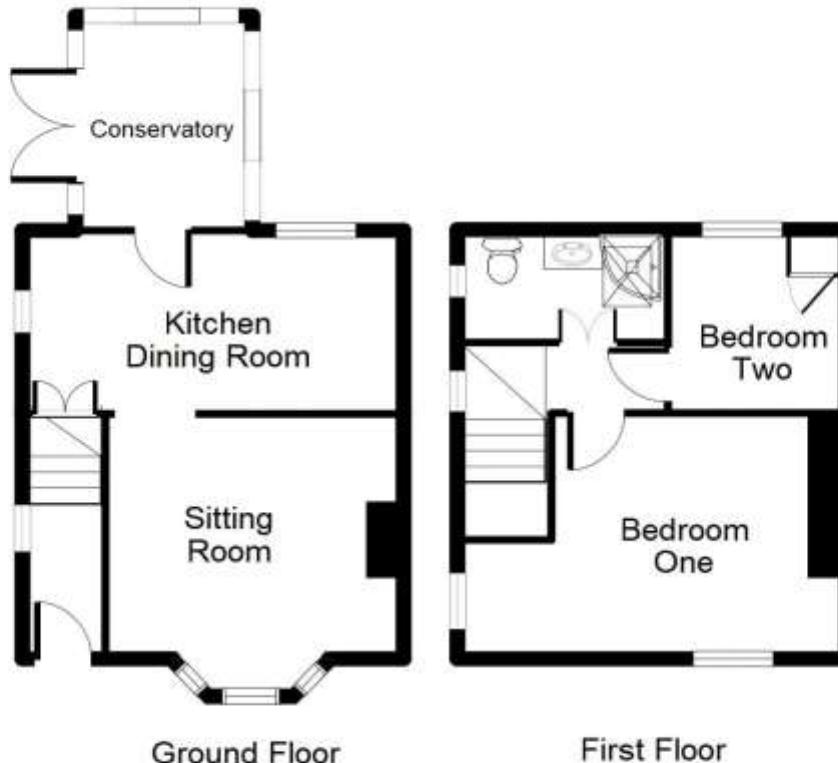
Council Tax Band: B

EPC Rating: D

Tenure: Freehold



Offers Over £260,000  
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 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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