



Boby Road, Bury St. Edmunds, Suffolk, IP32 6SZ

**MARK · EWIN**  
BURY ST EDMUNDS



## Boby Road, Bury St. Edmunds, Suffolk, IP32 6SZ

A well-presented, two-bedroom property located on the Howard Estate of Bury St Edmunds.

The accommodation on the ground floor offers an entrance hall with built-in storage, a welcoming sitting room, modern kitchen and a dining room. The kitchen offers an attractive range of wall and base level units and incorporates a built-in oven, hob and extractor over. Both the sitting and dining rooms benefit from doors leading to the garden. On the first floor, two bedrooms can be found along with a bathroom and separate WC.

To the rear, the garden is mainly laid to lawn with a paved patio area and is enclosed by fencing. Parking for this property is on street.

### 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

Travelling along Western Way passing ASDA and continuing on into Beetons Way, take our first left, then right onto St Olaves Road, continue along St Olaves Road until the roundabout and parade of shops and turn left onto Hunter Road, Boby Road will be your first left hand turning.

### 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.



### Accommodation:

Entrance Hall 7' 5" x 5' 10" (2.27m x 1.79m)

Kitchen 7' 6" x 8' 11" (2.28m x 2.73m)

Sitting Room 10' 3" x 13' 3" (3.12m x 4.04m)

Dining Area 10' 10" x 10' 6" (3.29m x 3.20m)

Landing 9' 1" x 5' 5" (2.76m x 1.66m)

Bedroom 11' 4" x 10' 7" (3.46m x 3.22m)

Bedroom 9' 8" x 13' 3" (2.95m x 4.03m)

Bathroom 5' 6" x 5' 10" (1.68m x 1.79m)

WC 5' 10" x 2' 9" (1.79m x 0.84m)

Rear Garden

### Additional Information:

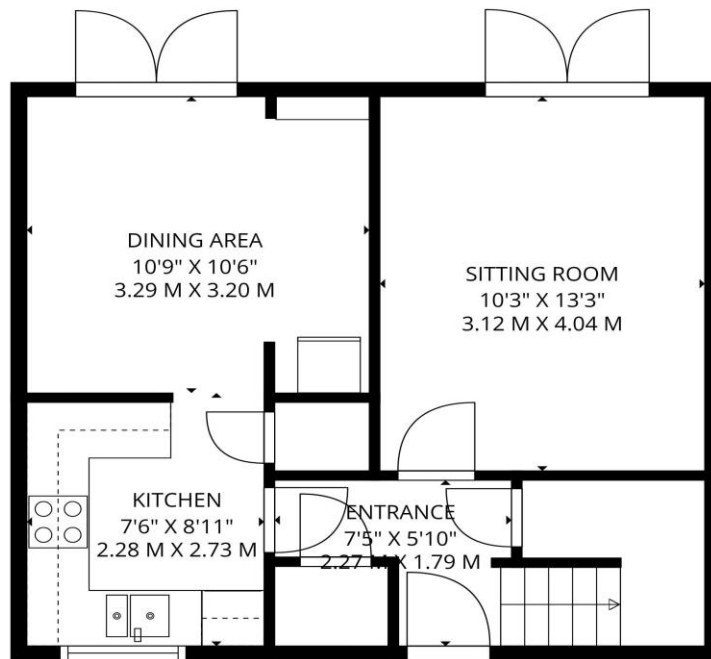
Council Tax Band: B

EPC Rating: TBC

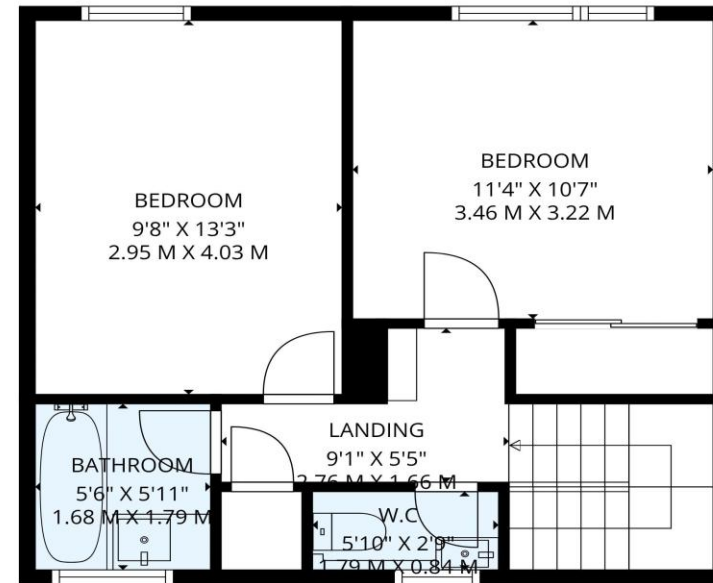
Tenure: Freehold

**Guide Price £220,000**  
**Freehold**





1ST FLOOR



2ND FLOOR

**TOTAL: 830 sq. ft, 78 m2**  
1st floor: 415 sq. ft, 39 m2, 2nd floor: 415 sq. ft, 39 m2  
EXCLUDED AREAS: WALLS: 72 sq. ft, 6 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.

[www.markewin.co.uk](http://www.markewin.co.uk)

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