



Gardiner Close, Bury St. Edmunds, Suffolk, IP33 2UB

**MARK EWIN**  
BURY ST EDMUNDS

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Suffolk, IP33 2UB

Located on the popular Horringer Court Estate of Bury St Edmunds is this three-bedroom terraced property.

The accommodation comprises on the ground floor of an entrance hall, cloakroom, sitting room with doors leading to the garden and a fitted kitchen. Moving to the first floor, there are three bedrooms and a family bathroom.

Outside, the rear garden is mainly laid to shingle with a decking area, garden shed and is enclosed by fencing.

#### Additional Information:

Tenure: Freehold

Mobile Coverage: EE, O2, Three & Vodafone are listed as 'likely' in this area. (Source Ofcom)

Broadband: Standard, Superfast & Ultrafast are available in this area. (Source Ofcom)

Services: Mains Electric, Water and 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 on the Horringer Road and take the second right hand turning onto Glastonbury Road. Take the second left onto Wigston Road and then right into Gardiner Close where the property can be found.

#### 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 5' 5" (1.86m x 1.64m)

Cloakroom

Sitting Room 15' 3" x 10' 5" (4.64m x 3.17m)

Kitchen 16' 10" x 11' 7" (5.13m x 3.53m)

Landing 11' 1" x 3' 4" (3.37m x 1.02m)

Bedroom 10' 5" x 13' 5" (3.17m x 4.09m)

Bedroom 10' 5" x 13' 5" (3.17m x 4.08m)

Bedroom 8' 0" x 9' 6" (2.45m x 2.90m)

Bathroom 6' 1" x 5' 10" (1.86m x 1.78m)

Garden

Garage

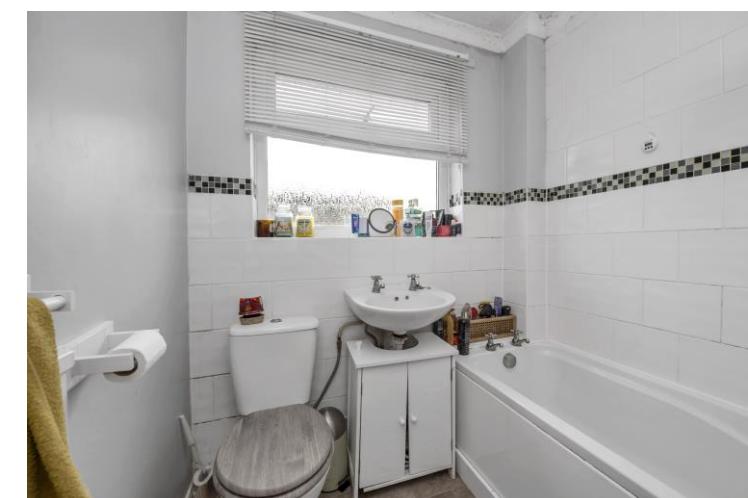
## Additional Information:

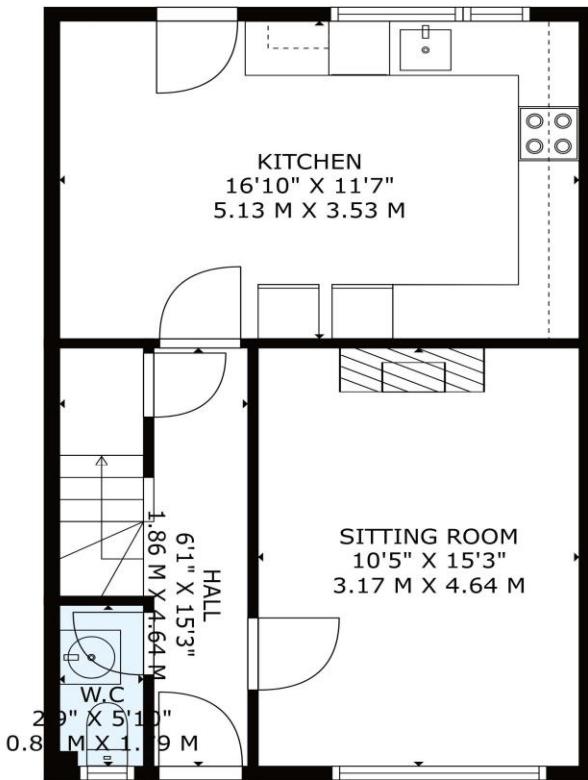
Council Tax Band: B

EPC Rating: C

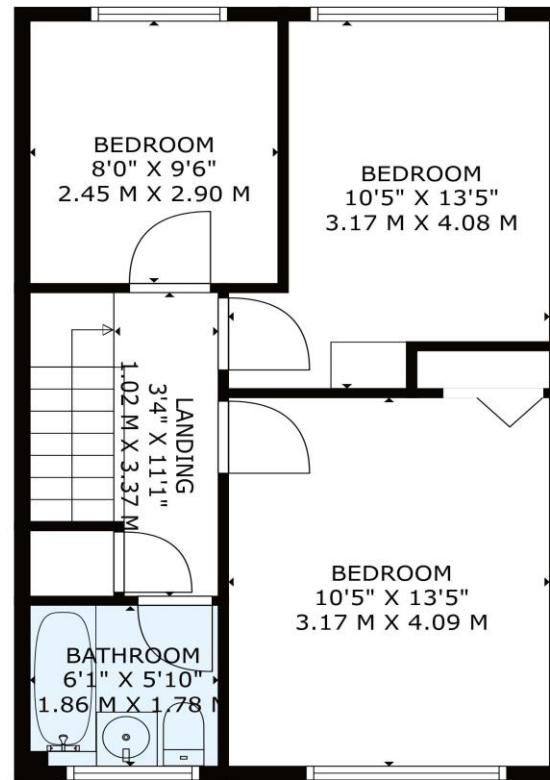
Tenure: Freehold

Offers Over £230,000  
Freehold





FLOOR 1



FLOOR 2

**TOTAL: 914 sq. ft, 84 m<sup>2</sup>**  
FLOOR 1: 457 sq. ft, 42 m<sup>2</sup>, FLOOR 2: 457 sq. ft, 42 m<sup>2</sup>

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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