



Rubin Close, Bury St Edmunds, IP32 7QT

MARK · EWIN
BURY ST EDMUNDS

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Located on the sought-after Lark Grange Development of Bury St Edmunds is this two-bedroom end of terrace home with spacious accommodation and two off-road parking spaces.

The property offers a welcoming entrance hall, a light and bright sitting/dining room, cloakroom and modern kitchen. The kitchen offers an attractive range of grey wall and base level units incorporating a built-in oven, gas hob with extractor over, integrated dishwasher, washing machine, fridge and freezer. The ground floor further benefits from engineered oak flooring throughout. Moving to the first floor, the two bedrooms can be found, the principal bedroom benefits an en-suite shower and the newly upgraded bathroom completes the accommodation.

Outside, The low maintenance rear garden offers a modern paved patio with plenty of space for seating and is enclosed by fencing. Parking is offered via two spaces to the front of the property.

Additional information:

Tenure: Freehold

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

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

Services: Mains electric, gas, drainage and water. Heating via gas fired central heating. (Please note none of the services have been tested by the selling agent.)



Directions

Heading east along Mount Road leaving Bury St Edmunds, turn right into Saltsmans Road and then the first right into Whorton Avenue. Take a right into Rubin 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 3' 5" x 9' 11" (1.03m x 3.02m)

Kitchen 7' 10" x 5' 11" (2.40m x 1.80m)

Sitting/Dining Room 15' 5" x 13' 1" (4.70m x 4.0m)

Landing 6' 8" x 6' 8" (2.02m x 2.02m)

Bedroom 10' 2" x 9' 10" (3.1m x 3.0m)

Ensuite 10' 2" x 3' 3" (3.1m x 1.0m)

Bedroom 11' 2" x 6' 7" (3.4m x 2.0m)

Bathroom 6' 7" x 5' 11" (2.0m x 1.8m)

Rear Garden

Parking

Additional Information:

Council Tax Band: B

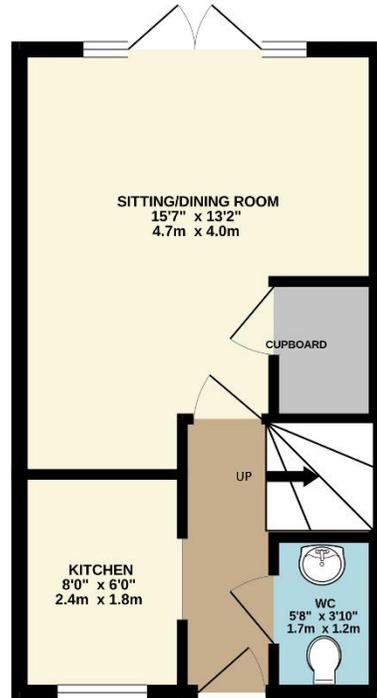
EPC Rating: B

Tenure: Freehold

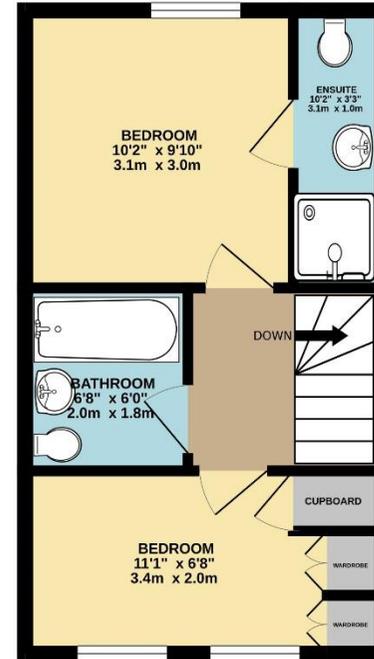
Guide Price £280,000
Freehold



GROUND FLOOR
309 sq.ft. (28.7 sq.m.) approx.



1ST FLOOR
309 sq.ft. (28.7 sq.m.) approx.



TOTAL FLOOR AREA : 619 sq.ft. (57.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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