



Severn Road, Bury St. Edmunds, Suffolk, IP32 6NF

MARK · EWIN
BURY ST EDMUNDS

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A well-presented, four-bedroom house located on the Mildenhall Estate in Bury St Edmunds.

The accommodation on the ground floor comprises an entrance hall, welcoming sitting room, dining room and a modern, fitted kitchen. There is also a useful utility room and a cloakroom. Moving to the first floor, a landing leads to four bedrooms and a family bathroom.

Outside, parking is offered via a driveway to the front with the remainder being laid to lawn. To the rear, there is an attractive and enclosed garden with planted beds.

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

From Bury St Edmunds town centre, proceed north onto Out Northgate and Fornham Road. At the traffic lights proceed straight over onto the A1101 and take the left turning onto Trent Road. Turn right onto Acacia Avenue hence Severn Road. Continue over the mini roundabout and the property will be located on your 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 8' 1" x 13' 1" (2.46m x 3.99m)

Sitting Room 13' 3" x 12' 7" (4.05m x 3.84m)

Dining Room 13' 3" x 9' 10" (4.05m x 3.00m)

Kitchen 8' 5" x 9' 4" (2.56m x 2.85m)

Utility Room 9' 3" x 14' 0" (2.82m x 4.27m)

W.C 4' 9" x 3' 2" (1.46m x 0.96m)

Landing 6' 11" x 8' 2" (2.10m x 2.49m)

Bedroom 13' 2" x 11' 9" (4.01m x 3.57m)

Bedroom 13' 2" x 10' 9" (4.01m x 3.27m)

Bedroom 9' 3" x 14' 1" (2.82m x 4.30m)

Bedroom 8' 1" x 8' 6" (2.46m x 2.59m)

Bathroom 6' 11" x 5' 5" (2.10m x 1.65m)

Front & Rear Gardens

Driveway

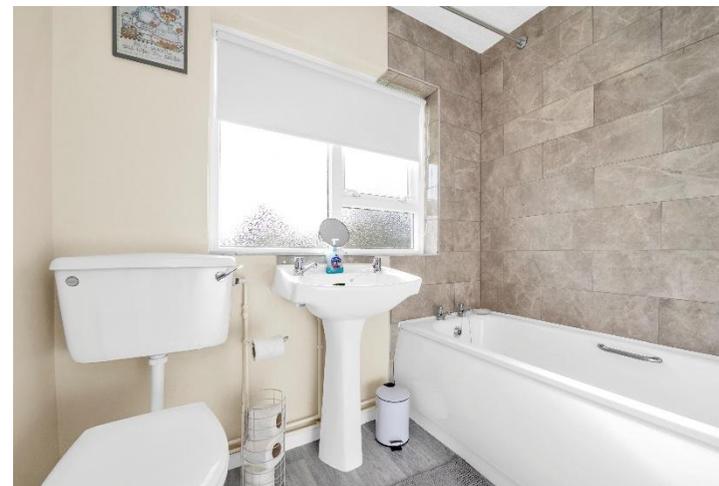
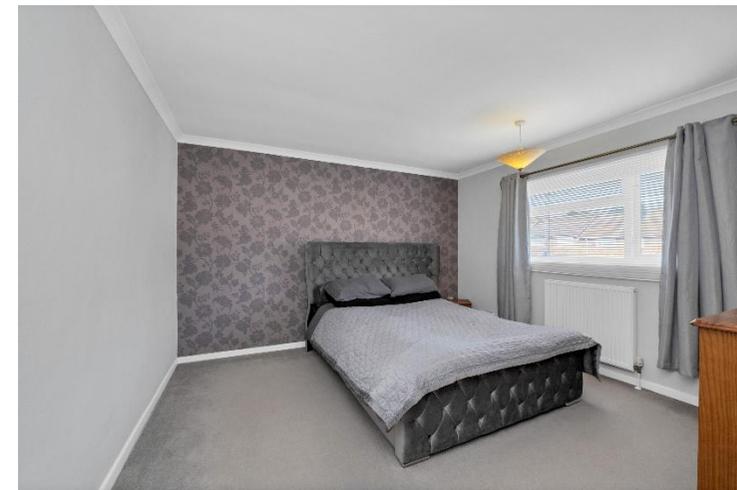
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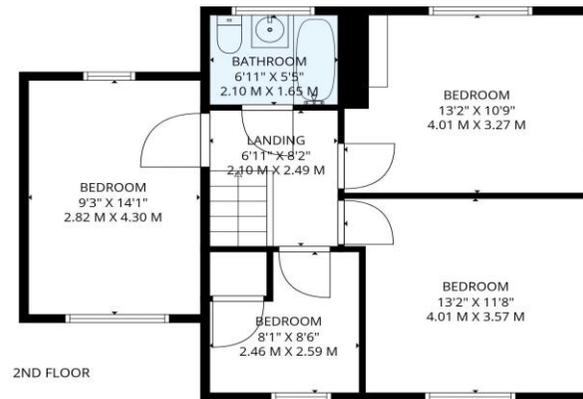
Council Tax Band: B

EPC Rating: C

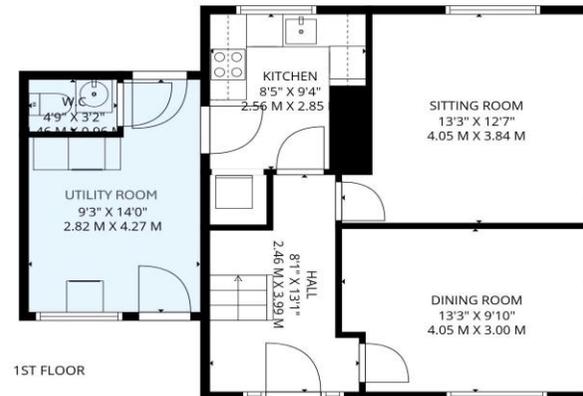
Tenure: Freehold

**Offers Over £280,000
Freehold**





2ND FLOOR



1ST FLOOR

TOTAL: 1203 sq. ft, 112 m2
 1st floor: 601 sq. ft, 56 m2, 2nd floor: 602 sq. ft, 56 m2
 EXCLUDED AREAS: WALLS: 108 sq. ft, 10 m2

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



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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