



Bockhill Road, Bury St. Edmunds, Suffolk, IP33 3XD

**MARK EWIN**  
BURY ST EDMUNDS

# Bockhill Road, Bury St. Edmunds, Suffolk, IP33 3XD

Located to the popular western outskirts of Bury St Edmunds is this three-bedroom semi-detached house benefitting from field views to the rear, a garage and off-road parking.

The property offer accommodation to include an entrance hall, cloakroom sitting room with a wood burner, modern kitchen/breakfast room and conservatory. The kitchen offers a range of wall and base level units and incorporates a built-in oven, hob, dishwasher and fridge freezer. On the first floor, there are three bedrooms and the family bathroom.

Outside, the rear garden is offered on three separate levels. From the conservatory, there is a paved patio along with a decking area overlooking the rest of the garden. Below is a further paved patio area offering plenty of space for entertaining which in turn leads to an area at the bottom laid with slate and hosts a variety of shrubs and a pond.

## 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 Gas, Electric, Water and Drainage. Heating via gas central heating.

(Please note that none of these services have been tested by the selling agent.)



## Directions

Leave Bury St Edmunds via Westley Road, turn left into Flemyn Road and take the right hand turn into Starre Road. Bockhill Road will be the the second turning on the left hand side, follow the road and the property can be found on the 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 5' 1" x 6' 10" (1.56m x 2.09m)

Hallway 12' 4" x 9' 11" (3.76m x 3.02m)

Cloakroom 4' 3" x 3' 9" (1.29m x 1.15m)

Sitting Room 11' 10" x 17' 3" (3.61m x 5.25m)

Kitchen/Breakfast Room 11' 2" x 11' 1" (3.40m x 3.38m)

Conservatory 9' 2" x 16' 1" (2.79m x 4.89m)

Landing 9' 3" x 6' 0" (2.83m x 1.82m)

Bedroom 12' 4" x 10' 10" (3.77m x 3.31m)

Bedroom 10' 8" x 10' 11" (3.24m x 3.32m)

Bedroom 8' 0" x 8' 3" (2.45m x 2.51m)

Bathroom 5' 4" x 6' 0" (1.63m x 1.82m)

Rear Garden

Driveway

Garage 25' 10" x 7' 9" (7.88m x 2.37m)

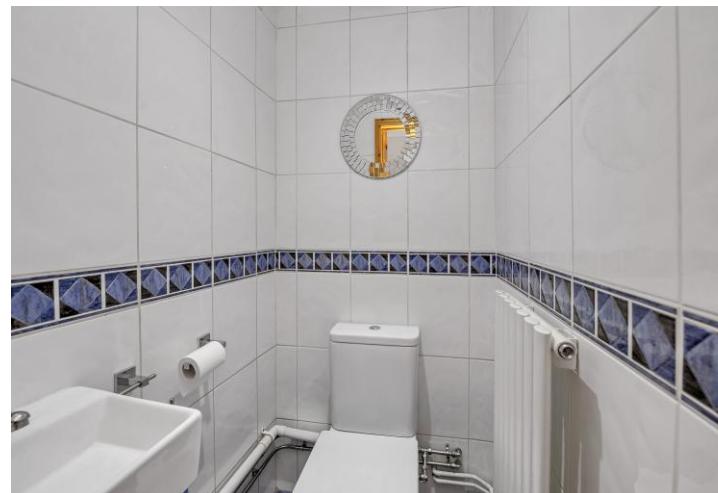
## Additional Information:

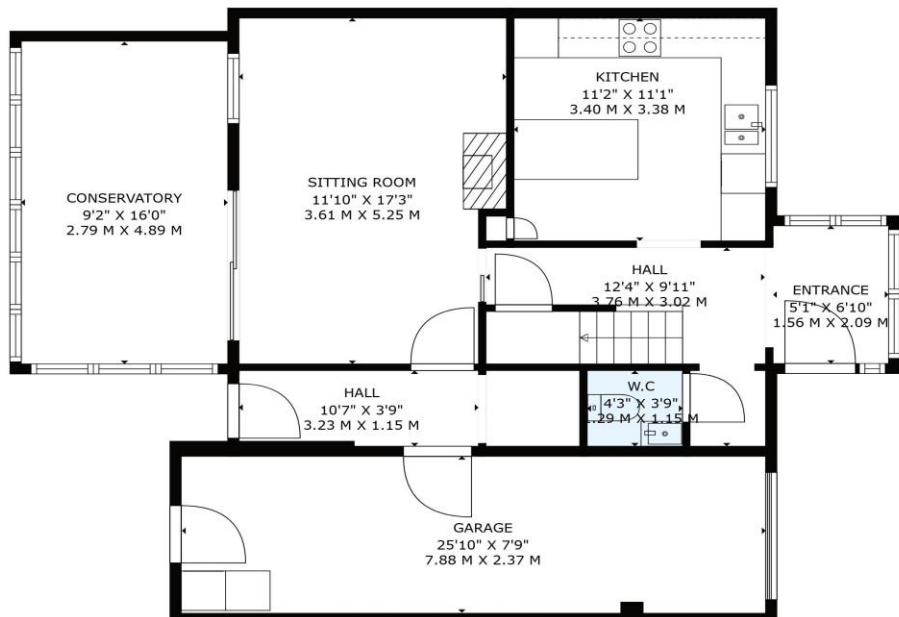
Council Tax Band: C

EPC Rating: TBC

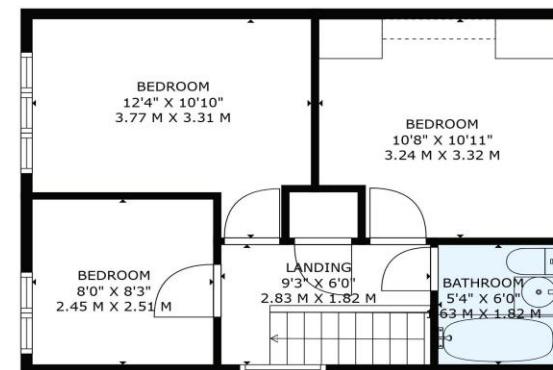
Tenure: Freehold

Guide Price £340,000  
Freehold





FLOOR 1



FLOOR 2

**TOTAL: 1083 sq. ft, 100 m<sup>2</sup>**  
FLOOR 1: 681 sq. ft, 63 m<sup>2</sup>, FLOOR 2: 402 sq. ft, 37 m<sup>2</sup>  
EXCLUDED AREAS: GARAGE: 202 sq. ft, 19 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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