



Winthrop Road, Bury St. Edmunds, Suffolk, IP33 3UH

**MARK EWIN**  
BURY ST EDMUNDS

Winthrop Road, Bury St. Edmunds,  
Suffolk, IP33 3UH

Located to the west of Bury St Edmunds is this well-presented, three-bedroom, semi detached property with garage and off-road parking.

The accommodation, on the ground floor, comprises of an entrance hall, sitting room, dining room and kitchen.

On the first floor there are three bedrooms, two doubles and a single. Two of the bedrooms benefit from built-in wardrobes and the family bathroom completes the accommodation on offer.

Outside, there is a front garden with a driveway for ample off-road parking which leads to the garage. The rear garden is mainly laid to lawn with a paved patio area.

#### Additional Information:

Tenure: Freehold

EPC Rating: TBC

Council Tax Band: C

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

From the town centre proceed out of town along Out Westgate A143, turn right into Pettcoat Lane and continue along this road. When the road bears sharp right turn left into Abbot Road. Take the next left hand turning into Winthrop Road 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 7' 0" x 6' 0" (2.13m x 1.82m)

Sitting Room 15' 11" x 10' 1" (4.85m x 3.08m)

Dining Room 13' 0" x 8' 6" (3.95m x 2.60m)

Kitchen 10' 0" x 7' 1" (3.05m x 2.15m)

Landing 10' 3" x 6' 1" (3.13m x 1.85m)

Bedroom One 16' 1" x 10' 0" (4.90m x 3.05m)

Bedroom Two 10' 1" x 8' 8" (3.08m reducing to 2.91m x 2.65m)

Bedroom Three 10' 1" x 7' 1" (3.07m x 2.16m)

Bathroom 6' 11" x 5' 7" (2.10m x 1.70m)

Front & Rear Gardens

Driveway

Garage 25' 11" x 9' 10" (7.9m x 3.0m)



## Additional Information:

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EPC Rating:

Tenure: Freehold

Offers Over £260,000  
Freehold



For identification only. (Not to scale)  
 (c) Visual Floor Planner

**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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