



Samson Close, Bury St. Edmunds, Suffolk, IP32 6JQ

MARK · EWIN
BURY ST EDMUNDS

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Suffolk, IP32 6JQ

A three-bedroom end of terrace property located to the north-west of Bury St Edmunds, situated on a corner plot in a cul-de-sac setting.

The accommodation comprises an entrance hall, kitchen, sitting room and a rear lobby. Moving to the first floor, there are three bedrooms, separate WC and a shower room.

Outside, the front garden offers pathway to the front door and in turn leads to the side gate giving access into the rear garden. The remainder of the front garden is mainly laid to lawn with shrubs and bushes. The rear garden commences with a paved patio area with the remainder of the garden being laid to lawn, enclosed by fencing with two garden sheds.

Additional Information:

Tenure: Freehold

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

Broadband: Standard, Supefast & 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

Heading North from the town centre along Fornham Road, Continue over the traffic lights into Mildenhall Road, turn left into Wordsworth Road, turn left into Acacia Avenue/Gloucester Road, turn right into Lake Avenue, left into Tennyson Road and Samson Close will be located on your left hand side, the property is located at the end of the road 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.

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Accommodation:

Entrance Hall

Kitchen 8' 5" x 17' 5" (2.57m x 5.32m)

Sitting Room 11' 7" x 15' 11" (3.52m x 4.85m)

Lobby 8' 2" x 5' 7" (2.48m x 1.69m)

Landing

Bedroom 11' 7" x 10' 11" (3.52m x 3.34m)

Bedroom 10' 1" x 10' 8" (3.07m x 3.25m)

Bedroom 8' 5" x 7' 3" (2.56m x 2.20m)

Seperate W.C

Shower Room 5' 11" x 5' 11" (1.80m x 1.80m)

Front & Rear Garden

Additional Information:

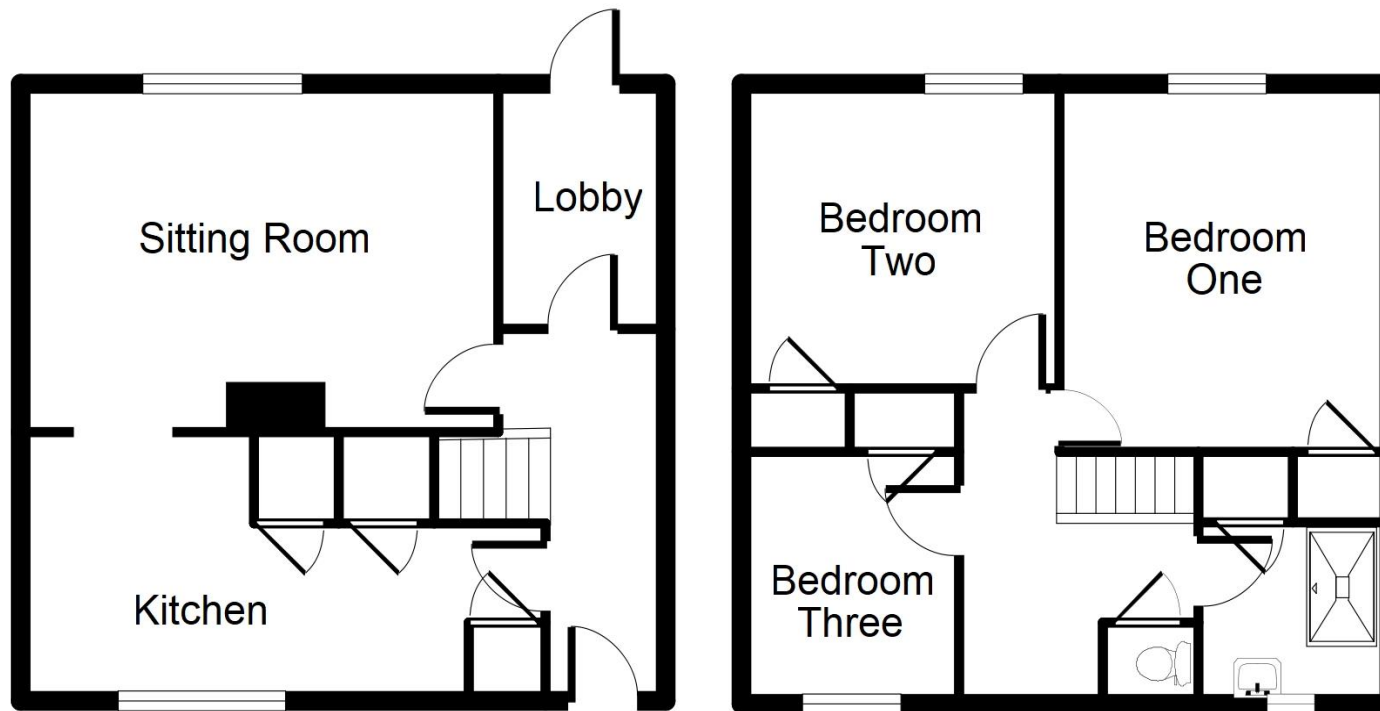
Council Tax Band: B

EPC Rating: C

Tenure: Freehold

Offers Over £230,000
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.

www.markewin.co.uk

01284 217530 team@markewin.co.uk
77 St Johns Street, Bury St Edmunds
Suffolk, IP33 1SQ

