



Durham Close, Bury St. Edmunds, Suffolk, IP32 6TH

MARK EWIN
BURY ST EDMUNDS

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Suffolk, IP32 6TH

A well-presented, three-bedroom terraced property on the north side of Bury St Edmunds.

The accommodation on the ground floor comprises an entrance porch, sitting room, modern kitchen and conservatory leading to the garden. On the first floor, there are three bedrooms and a family bathroom.

Outside, the rear garden is laid with shingle with a paved patio area and is enclosed by fencing. Parking is offered via two allocated spaces to the rear.

Additional Information:

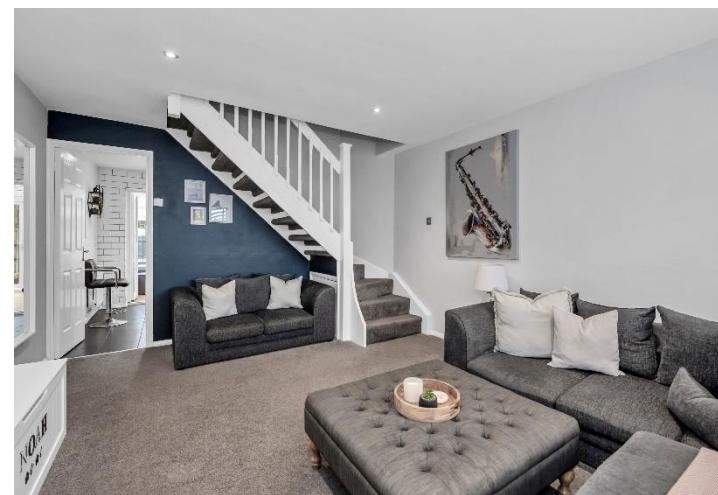
Tenure: Freehold

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

Broadband: Standard, Superfast and Ultrafast & 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.)



Leaving Bury St Edmunds on Tollgate Lane take a right in to Lancaster Avenue, continue along this road, continue down Baldwin Avenue, head straight over the roundabout and take the left turning into Durham Close where the property can be found at the end of the road.

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 Porch

Sitting Room 11' 10" x 15' 6" (3.60m x 4.73m)

Kitchen 11' 10" x 8' 11" (3.60m x 2.73m)

Bedroom 11' 10" x 9' 1" (3.61m x 2.78m)

Bedroom 11' 11" x 7' 2" (3.62m x 2.19m)

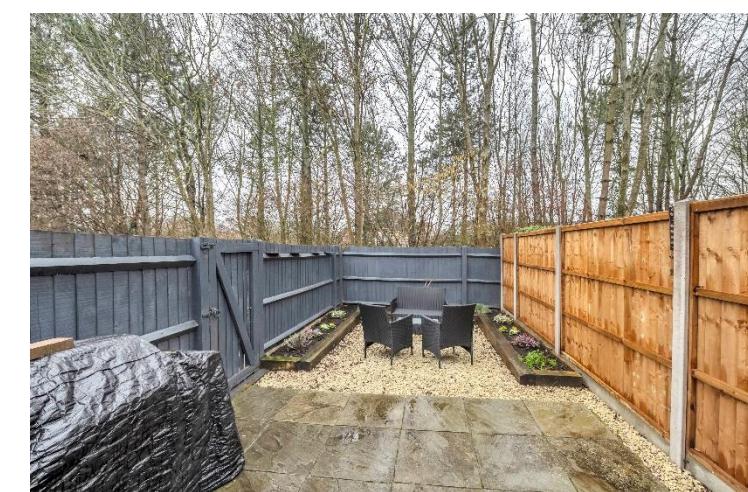
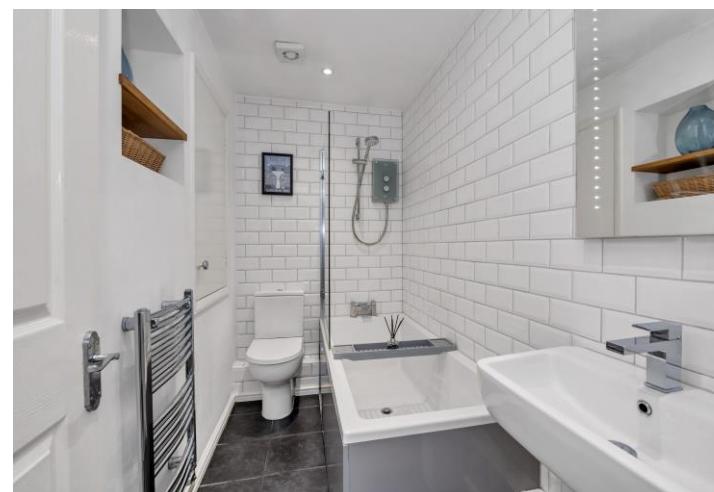
Bedroom 8' 4" x 11' 9" (2.53m x 3.59m)

Bathroom 8' 6" x 4' 8" (2.60m x 1.41m)

Conservatory 9' 3" x 9' 4" (2.83m x 2.84m)

Rear Garden

Allocated Parking



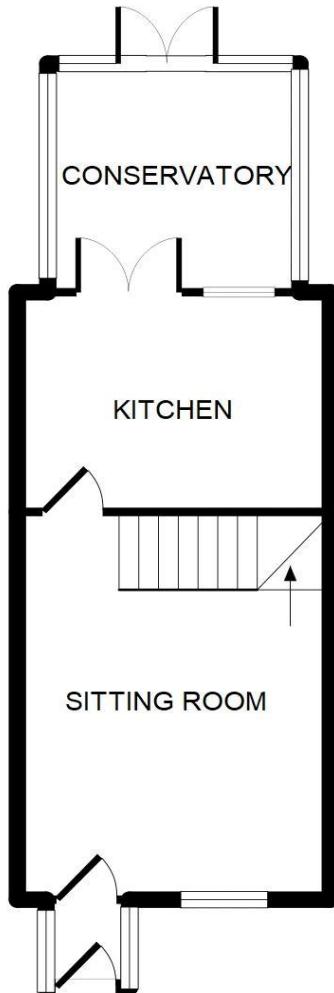
Additional Information:

Council Tax Band: B

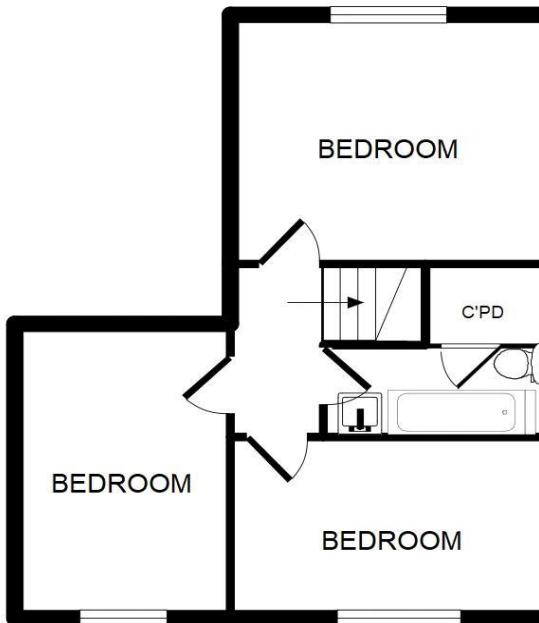
EPC Rating: TBC

Tenure: Freehold

Guide Price £250,000
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

