



Garland Street, Bury St. Edmunds, Suffolk, IP33 1EZ

MARK EWIN
BURY ST EDMUNDS

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Suffolk, IP33 1EZ

A Two-bedroom terrace property located in a premier street close to the town centre. The property offers accommodation to include sitting room, kitchen/diner and bathroom and on the first-floor, there are two bedrooms. The property also benefits from a fully tanked cellar. To the rear of the property there is an enclosed decked courtyard garden

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 and Drainage. Heating via gas central heating. (Please note that none of these services have been tested by the selling agent.)



Directions

Proceed along Northgate Street, turning right into Cadney Lane. Turn left into Cannon Street past the Cannon Brewery and take the left hand turning into Garland street where the property can be located on the left 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 / Stanstead Airport via the A11/M11.

Accommodation:

Sitting Room 11' 2" x 11' 5" (3.40m x 3.49m)

Kitchen 10' 6" x 9' 7" (3.19m x 2.93m)

Bathroom 5' 11" x 5' 2" (1.80m x 1.58m)

First Floor Landing

Bedroom One 11' 3" x 11' 5" (3.43m x 3.49m)

Bedroom Two 10' 4" x 8' 8" (3.16m x 2.65m)

Cellar 9' 9" x 10' 1" (2.98m x 3.07m)



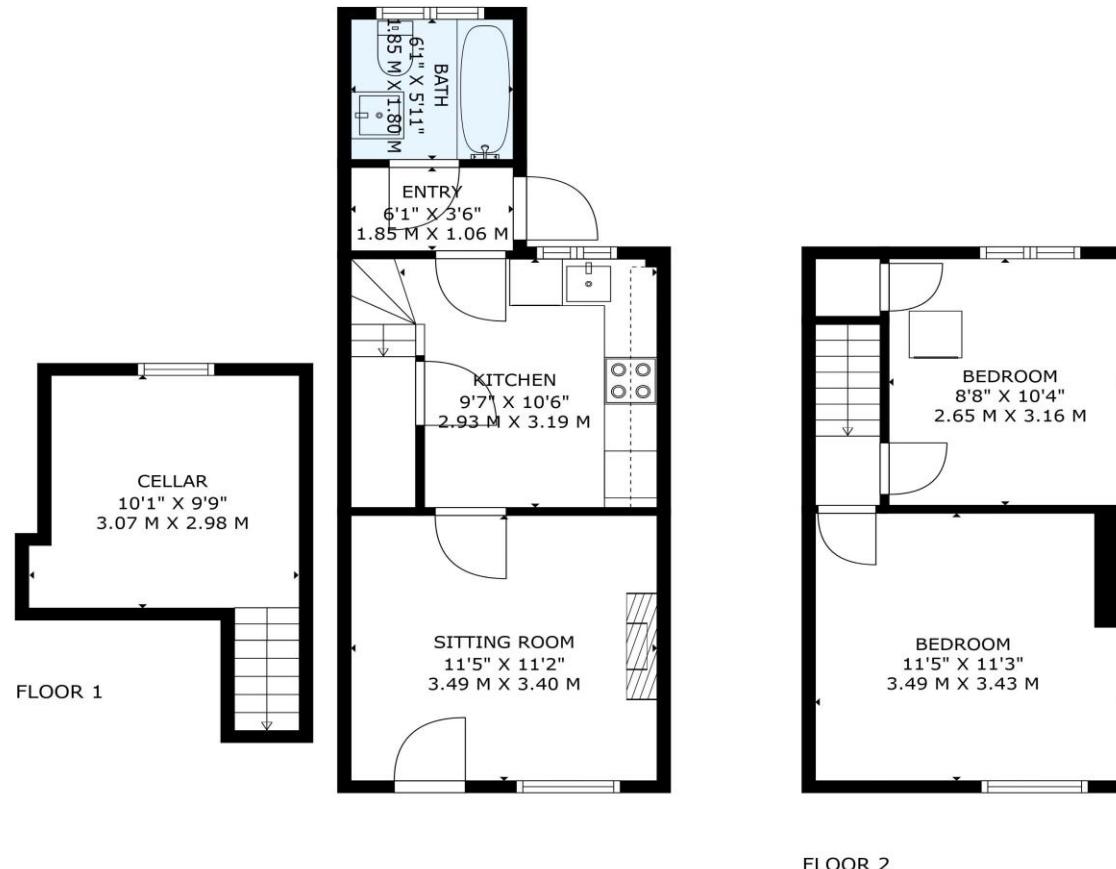
Additional Information:

Council Tax Band: B

EPC Rating: D

Tenure: Freehold

Offers Over £260,000
Freehold



TOTAL: 670 sq. ft, 62 m²
 FLOOR 1: 419 sq. ft, 39 m², FLOOR 2: 251 sq. ft, 23 m²
 WALLS: 105 sq. ft, 10 m²

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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