



Springfield Road, Bury St. Edmunds, Suffolk, IP33 3AS

**MARK · EWIN**  
BURY ST EDMUNDS



## Springfield Road, Bury St. Edmunds, Suffolk, IP33 3AS

A two-bedroom period property within walking distance of the Town Centre, primary and secondary schools, the West Suffolk College and railway station. The property also benefits from a double garage.

The property boasts Victorian features throughout, with the accommodation comprising an entrance hall leading to the living room, complemented by a bay window and wood burner, following on to the dining room, kitchen and laundry room.

On the first floor there is a large primary bedroom and a second double bedroom, alongside a spacious family bathroom. The property also offers a fully tanked cellar which could serve as a third bedroom.

Outside, the front garden is laid to lawn with a path leading to the front door. To the rear, a conservatory opens onto the good-sized garden, which is mainly laid to lawn with a variety of shrubs and a greenhouse. Stepping stones lead to the rear of the garden, where the double garage is situated.

### 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 along Risbygate Street and go straight over the round about. Springfield Road is the first turning on the right, where the property can be found on the left hand side towards the end of the road.

### 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:

Foyer 3' 8" x 9' 9" (1.12m x 2.96m)

Hall 5' 8" x 12' 1" (1.72m x 3.69m)

Living Room 12' 1" x 15' 1" (3.68m x 4.61m)

Dining Room 10' 1" x 12' 2" (3.07m x 3.70m)

Kitchen 8' 10" x 11' 5" (2.68m x 3.49m)

Laundry Room 5' 11" x 4' 7" (1.81m x 1.40m)

Bathroom 2' 6" x 7' 7" (0.77m x 2.30m)

Bedroom 16' 1" x 12' 7" (4.90m x 3.83m)

Bedroom 10' 5" x 10' 10" (3.17m x 3.29m)

Family Bathroom 8' 10" x 7' 11" (2.68m x 2.42m)

Cellar/Bedroom 15' 4" x 11' 0" (4.68m x 3.36m)

### Additional Information:

Council Tax Band: C

EPC Rating: TBC

Tenure: Freehold

Offers Over £350,000  
Freehold





**TOTAL: 1204 sq. ft, 112 m2**

Basement 1: 206 sq. ft, 19 m2, 1st floor: 524 sq. ft, 49 m2, 2nd floor: 474 sq. ft, 44 m2

EXCLUDED AREAS: UTILITY: 27 sq. ft, 3 m2, WALLS: 107 sq. ft, 9 m2

All Measurements Are Approximate, This Floor Plan Is a Guide Only. Produced By Dcgp.



**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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