



Abbot Road, Bury St. Edmunds, Suffolk, IP33 3UP

**MARK EWIN**  
BURY ST EDMUNDS

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Suffolk, IP33 3UP

Located on the popular West side of Bury St Edmunds is this newly refurbished, two-bedroom bungalow with off-road parking and a garage.

The accommodation comprises an entrance porch and hallway, sitting room, modern fitted kitchen, two bedrooms and a shower room. The property also benefits from a sunroom leading off the second bedroom. Outside, the rear garden is mainly laid to lawn with decking area, planted beds and single door into the garage. Parking is offered via a driveway and garage to the rear of the property.

#### 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

From the town centre proceed out of town along Out Westgate A143, turn right into Petticoat Lane and continue along this road. When the road bears sharp right, turn left into Abbot Road where the property can be found 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 / 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 12' 4" x 5' 1" (3.77m x 1.54m)

Sitting Room 14' 5" x 11' 1" (4.40m x 3.38m)

Kitchen 9' 7" x 8' 11" (2.91m x 2.71m)

Bedroom 12' 9" x 11' 0" (3.88m x 3.36m)

Bedroom 8' 11" x 8' 4" (2.71m x 2.54m)

Shower Room 5' 8" x 5' 5" (1.73m x 1.66m)

Sunroom 10' 3" x 7' 10" (3.12m x 2.40m)

Rear Garden

Driveway

Garage



## Additional Information:

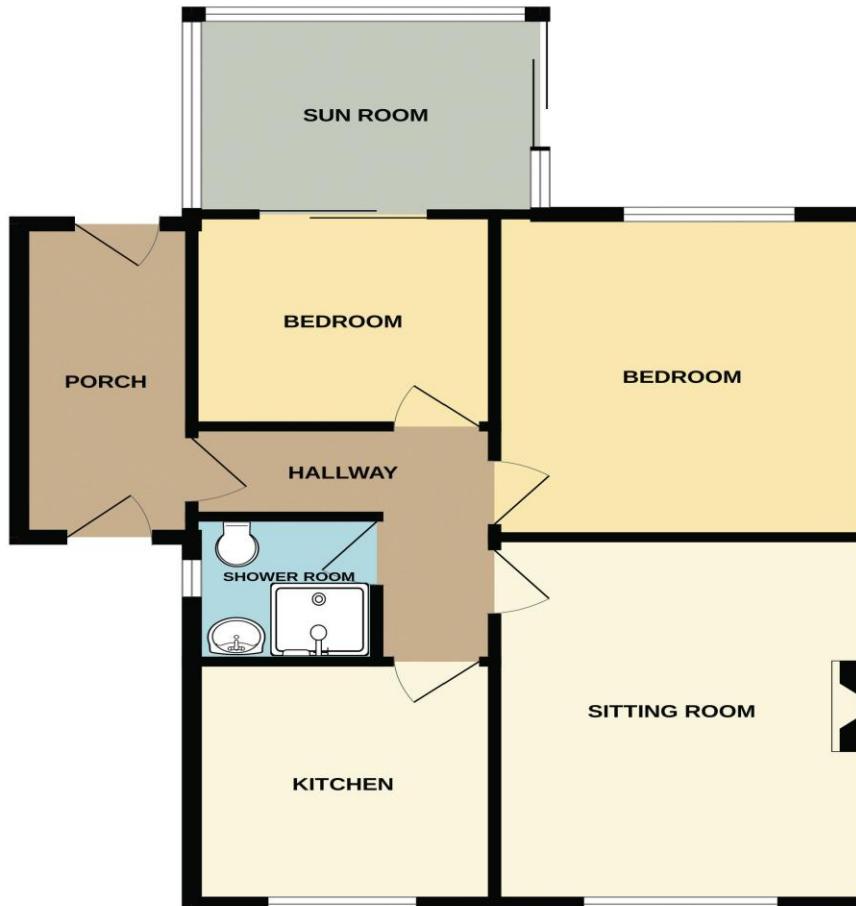
Council Tax Band: B

EPC Rating: D

Tenure: Freehold

Guide Price £250,000  
Freehold

GROUND FLOOR  
682 sq.ft. (63.4 sq.m.) approx.



TOTAL FLOOR AREA: 682 sq.ft. (63.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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**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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