



Kings Road, Bury St. Edmunds, Suffolk, IP33 3DR

MARK EWIN
BURY ST EDMUNDS

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IP33 3DR

Located a short walking distance from the town centre is this well-presented, two-bedroom, terraced property with delightful courtyard garden.

The accommodation comprises on the ground floor of a welcoming sitting room featuring an attractive brick fireplace with a wood burner, a dining room with stairs leading to the first floor, a well-appointed kitchen and the modern bathroom.

On the first floor, there are two bedrooms, both benefiting from built-in storage. Outside, the property offers a south facing walled courtyard garden with space for a seating area, outside storage and a log store.

*Agents Note: This property is situated in a conservation area.

Additional Information:

Tenure: Freehold

EPC Rating: TBC

Council Tax Band: B

Broadband: Standard, Superfast & Ultrafast are available in this area via Openreach & CityFibre.
(Source Ofcom)

Services: Mains Gas, Electric, Water and Drainage. Heating offered via electric storage heaters.

(Please note that none of these services have been tested by the selling agent.)



Directions

Travelling north along Parkway, just before Cineworld, turn left into Kings Road, passing the turning for Chalk Road South & Mill Road, the property will be located on your left.

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:

Sitting Room 11' 11" x 11' 9" (3.64m x 3.58m)

Dining Room 11' 11" x 9' 11" (3.63m x 3.03m)

Kitchen 8' 3" x 7' 4" (2.51m x 2.24m)

Bathroom 7' 6" x 5' 6" (2.28m x 1.67m reducing to 1.39m)

Bedroom One 12' 0" x 11' 10" (3.66m reducing to 2.99m x 3.61m)

Bedroom Two 9' 11" x 8' 11" (3.02m x 2.73m)



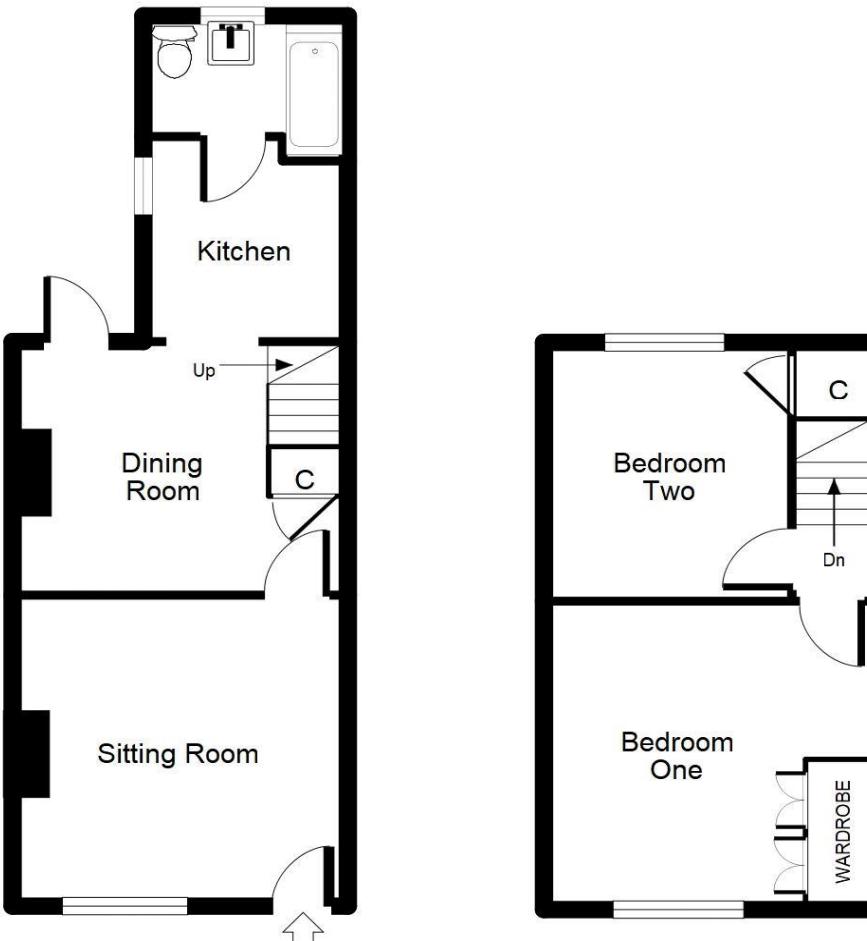
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Offers Over £240,000
Freehold



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.

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