



Pemberton Walk, Bury St. Edmunds, Suffolk, IP33 2PE

MARK · EWIN
BURY ST EDMUNDS

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Located on the popular Nowton Estate of Bury St Edmunds is this three-bedroom terrace house with a delightful outlook over a small green. The convenient location offers easy access to the town centre, with West Suffolk Hospital and local parks found a short distance away.

The property offers accommodation of an entrance hall, good size sitting / dining room and kitchen. Further accommodation comprises of a lobby currently used as a utility, which gives access to the cloakroom. On the first floor, there are three bedrooms and the family shower room.

Outside, the front garden is Mainly laid to lawn with a path leading to the entrance, the rear garden is also mainly laid to lawn with a pathway leading to the brick built shed at the end of the garden. Parking is offered via a garage located at the end of the garden, being accessed via Raven Road.



Directions

Heading along Nowton Road towards Nowton Park bear right at Victory Sports Ground onto Mayfield Road, continue along Mayfield Road and Pemberton Walk will be found on your right 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 Hall 13' 9" x 4' 3" (4.2m x 1.3m)

Sitting / Dining Room 23' 7" x 9' 6" (7.2m x 2.9m)

Kitchen 9' 6" x 7' 10" (2.9m x 2.4m)

Lobby 4' 11" x 6' 11" (1.5m x 2.1m)

Cloakroom 2' 4" x 6' 11" (0.7m x 2.1m)

First Floor Landing

Bedroom One 12' 2" x 10' 2" (3.7m x 3.1m)

Bedroom Two 11' 2" x 9' 6" (3.4m x 2.9m)

Bedroom Three 8' 2" x 8' 2" (2.5m x 2.5m)

Bathroom 4' 3" x 6' 7" (1.3m x 2.0m)

Outside

Front & Rear Gardens

Garage & Parking

Additional Information:

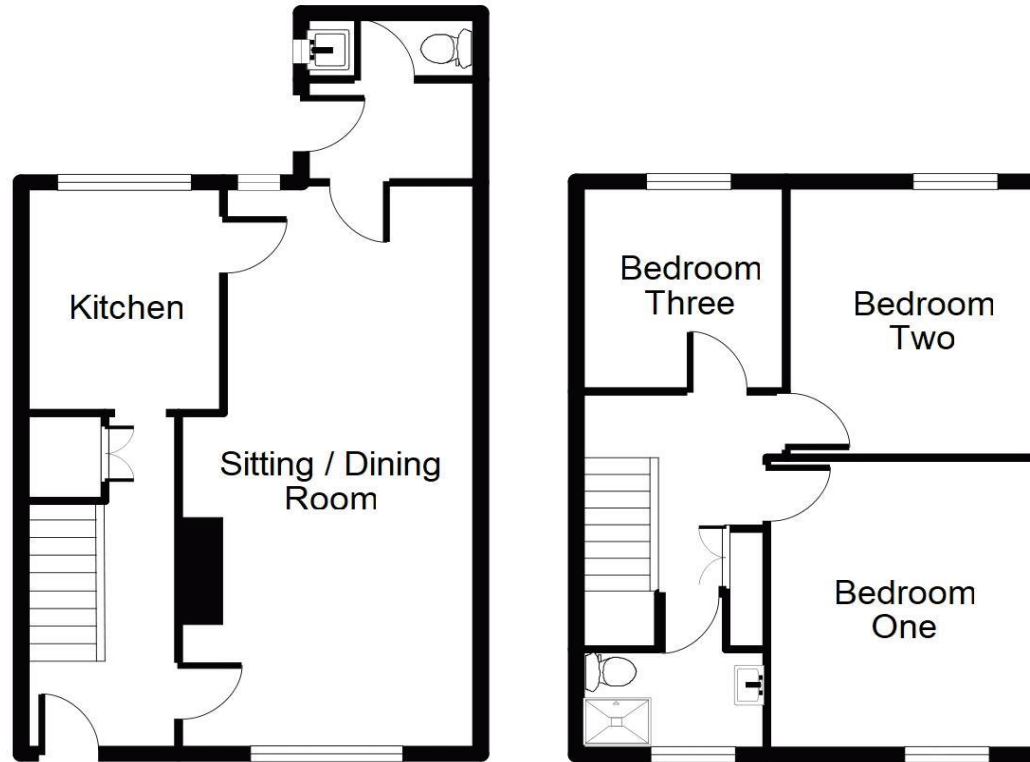
Council Tax Band: B

EPC Rating: D

Tenure: Freehold

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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