



Ipswich Street, Bury St. Edmunds, Suffolk, IP33 1SX

**MARK · EWIN**  
BURY ST EDMUNDS



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Suffolk, IP33 1SX

Located within walking distance of the town centre and train station is this two-bedroom end terrace property.

The property offers, on the ground floor, an entrance hall, sitting room and kitchen. On the first floor, there are two bedrooms and a shower room.

Outside, there is a low maintenance rear garden enclosed by fencing with access to residents parking.

Agents note: Parking is offered via a permit with West Suffolk Council and a residents parking area at the rear.

#### 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 via Openreach. (Source Ofcom)

Services: Mains Gas, Electric, Water and Drainage. Heating via gas central heating. The property also benefits from solar panels.

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



#### Directions

Proceed along St Johns Street, continue into Ipswich Street where the property will be located to your right.

#### Location

The historic market town of Bury St Edmunds provides an excellent range of schooling, shopping, cultural and recreational facilities. With two parks either side including Nowton Park and Hardwick Heath and close access to the west Suffolk hospital. There is good access to the A14 dual carriageway linking the east coast ports, Cambridge and London via the M11 motorway.

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## Accommodation:

Entrance Hall

Sitting Room 11' 5" x 13' 11" (3.49m x 4.23m reducing to 2.94m)

Kitchen 14' 7" x 8' 9" (4.44m x 2.67m)

Landing

Bedroom One 14' 8" x 10' 8" (4.48m reducing to 3.50m x 3.25m)

Bedroom Two 7' 3" x 9' 1" (2.22m x 2.77m)

Shower Room 7' 2" x 5' 6" (2.18m x 1.67m)

Rear Garden

Residents Parking

## Additional Information:

Council Tax Band: B

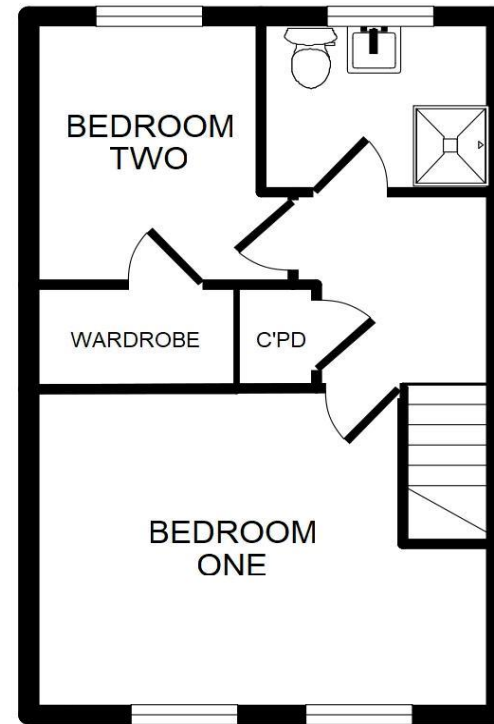
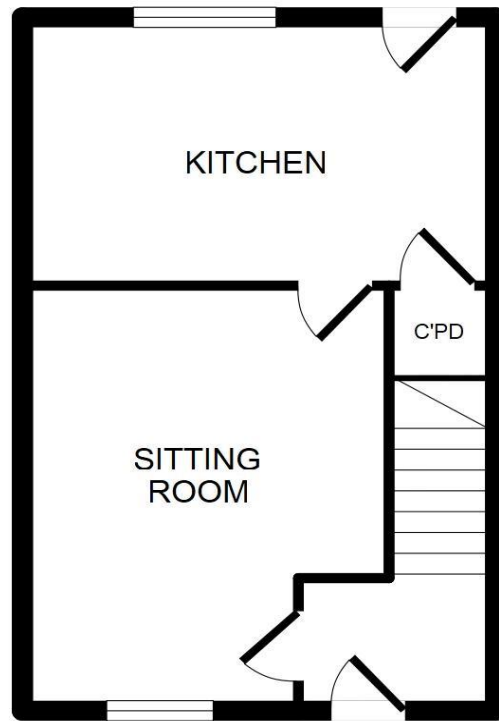
EPC Rating: A

Tenure: Freehold

Offers Over £220,000  
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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