



Whiting Street, Bury St. Edmunds, Suffolk, IP33 1NX

MARK · EWIN
BURY ST EDMUNDS

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Located within the sought after medieval grid of Bury St Edmunds is this well-presented two-bedroom terraced cottage in a three-storey townhouse style.

The property offers ground floor accommodation of a welcoming sitting room and an open plan kitchen/dining room with a door leading into the rear garden.

On the first floor, a spacious bedroom and the bathroom with a free-standing bath and shower are located. From the landing, stairs lead to the second bedroom which provides an ideal workspace and eaves storage.

Outside, there is a delightful courtyard garden with a seating area, borders for various flowers and shrubs and an attractive brick and flint wall. Parking is offered via a permit with West Suffolk Council.

Additional Information:

Tenure: Freehold

EPC Rating: TBC

Council Tax Band: B

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

Services: Mains Gas, Electric, Water and Drainage. Heating offered via gas central heating.

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



Directions

Proceeding from Bury St Edmunds town centre, leave the market square down Abbeygate Street towards Angel Hill with the Cathedral and entrance to the Abbey Gardens directly in front of you. Turn right and follow the road round into Churchgate Street. Take the third left hand turning into Whiting Street where the property can be found.

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.

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Accommodation:

Sitting Room 13' 1" x 10' 8" (3.98m x 3.24m)

Dining Room 10' 3" x 9' 3" (3.12m x 2.82m)

Kitchen 12' 3" x 9' 3" (3.73m x 2.81m)

Bedroom 13' 2" x 10' 10" (4.02m x 3.30m)

Bathroom 10' 6" x 9' 7" (3.21m x 2.93m)

Bedroom 15' 1" x 13' 5" (4.61m reducing to 4.33m x 4.10m)

Rear Garden

Additional Information:

Council Tax Band: B

EPC Rating:

Tenure: Freehold

Offers Over £300,000
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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