



**3 Crown Street,
Bury St Edmunds, Suffolk.**

**DAVID
BURR**

3 Crown Street, Bury St Edmunds, Suffolk. IP33 1QX

The Cathedral town of Bury St Edmunds lies in West Suffolk at the heart of East Anglia famous for its Benedictine Abbey. The town has extensive facilities and amenities to cater for all walks of life and has exceptional transport links. The A14 bypasses the town and links the Midlands with the East coast. London via the M11 is 60 miles. The railway station offers services to Cambridge, Norwich and Ipswich with connections for London. A commuter rail link is available at Stowmarket.

A well-positioned four-storey town house situated just a stone's throw from St Edmundsbury Cathedral with versatile accommodation and four double bedrooms and a second-floor bathroom. The property is of a 16th century core timber frame with white brick front, slate roof, plain eaves cornice and an early 19th century facade.

A recently refurbished four-storey town house occupying a sought-after position just off Angel Hill in the town centre. Offered for sale with no onward chain.

Entrance into:

ENTRANCE HALL: With stairs rising to first floor and door to cloak room with dual access to the:

SITTING ROOM: A versatile reception room boasting double sash windows to the front aspect.

DINING ROOM: Located toward the rear of the property suitable for formal/informal dining alike with window to rear aspect and door to;

KITCHEN: With triple aspect windows to side overlooking the courtyard, personnel access to rear.

CLOAKROOM: With W.C and hand wash basin with window to rear.

First Floor

LANDING: With access to second floor and the principal bedrooms.

BEDROOM 1: Double bedroom with window to rear aspect and access to rear balcony.

BEDROOM 2: Double bedroom with window to front aspect and access to **DRESSING ROOM/ENSUITE** – We understand that planning permission has been applied for to put in an ensuite and if successful, the vendors intend to carry out these works.

Second Floor

LANDING: With window to rear.

BEDROOM 3: Double bedroom with dual aspect windows to rear.

BEDROOM 4: Double bedroom with window to front.

FAMILY BATHROOM: Comprising white suite with W.C, handwash basin, ceramic panelled bath with shower and glass door. Sash window to front aspect.

CELLAR: Providing a useful storage space.

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Outside

The property enjoys access to a courtyard garden with a raised paved terrace ideal for alfresco dining and entertaining as well as personnel access leading to the gate at the rear of the property.

AGENTS NOTES

The property is Grade II Listed.

EPC – Exempt.

SERVICES: Mains water, drainage and electricity are connected. Gas heating. **NOTE:** None of these services have been tested by the agent.

LOCAL AUTHORITY: West Suffolk District Council, Western Way, Bury St Edmunds, IP33 3YU.

COUNCIL TAX: Band F - £2,826.00 per annum.

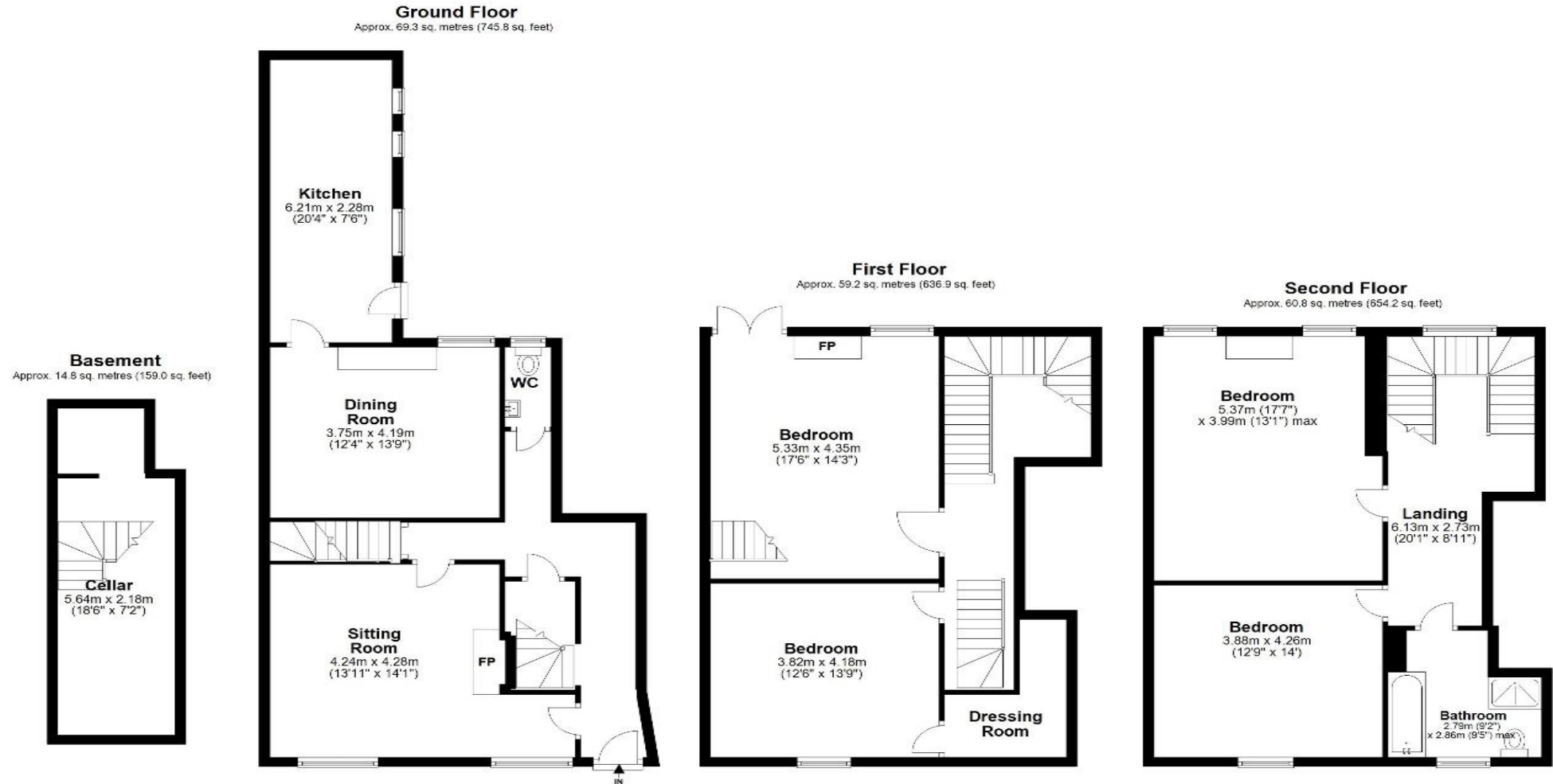
VIEWING: Strictly by prior appointment only through DAVID BURR Bury St Edmunds office 01284 725525.

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Total area: approx. 204.0 sq. metres (2196.0 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors/windows/rooms and any other items are approximate and no responsibility is taken for any errors, 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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