



**136 Southgate Street,
Bury St. Edmunds, Suffolk.**

**DAVID
BURR**

136 SOUTHGATE STREET, BURY ST. EDMUNDS, SUFFOLK. IP33 2AF

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 splendid period town house that has been a lucrative holiday let investment for the current owners is now offered to the market with no onward chain and the possibility to buy with furnishings included. The town centre is a 5-10 minute walk away and there is a pretty cottage style garden. **NO ONWARD CHAIN.**

A delightful town house with accommodation of considerable character and a charming garden.

SITTING ROOM: Full of character with a large sash window, dado rail, picture rail, useful storage cupboard, pretty fireplace with a Georgian grate, wood surround and stone hearth. Opening to:-

KITCHEN: Fitted with a range of useful storage cupboards, solid oak worktops incorporating a butler sink with mixer tap over. Integrated fridge, oven, 4-ring hob and extractor fan over.

CELLAR: Currently utilised as a **utility area** with plumbing for a washing machine and space for fridge/freezer, etc. There is an exposed brick and flint wall. Radiator and natural light.

First Floor

LANDING: Housing the boiler, painted floorboards and door to:-

BEDROOM 1: A charming room with painted floorboards, sash window, fireplace with inset Georgian grate and moulded wood surround. Door to:-
Walk-in Wardrobe: With fitted hanging rails.

SHOWER ROOM: With a large double shower cubicle, period style radiator, WC and wash hand basin.

Outside

The charming rear garden is one of the property's most attractive features, finished in a cottage style with the pretty brick and flint rear elevation having a terrace immediately behind and in turn opening to a meandering gravel pathway bordered by slate chipped beds filled with colour and variety.

AGENTS NOTES

The property is Grade II Listed.

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

LOCAL AUTHORITY: West Suffolk Council: 01284 763233. Council Tax Band: A - £1,390.93 – 2024/25.

EPC RATING: D.

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BROADBAND SPEED: Up to 1000 Mbps (source Ofcom).

MOBILE COVERAGE: EE, Three, 02 and Vodafone – outdoor, likely (source Ofcom).

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WHAT3WORDS: ///figs.hairstyle.surveyed.

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

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