



**2 Flint Cottages,
Culford, Bury St. Edmunds, Suffolk.**

**DAVID
BURR**

2 FLINT COTTAGES, CULFORD, BURY ST. EDMUNDS, SUFFOLK. IP28 6DT

Culford is a village well known for its private school, 3 miles north of Bury St Edmunds. 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 trunk road bypasses the town. Cambridge is 24 miles. London via the M11 is 60 miles. The railway station offers services to Cambridge, Norwich & Ipswich with connections for London. A commuter rail link is available at Stowmarket 12 miles.

This pretty flint cottage requires significant updating/modernisation and offers clear potential for further enlargement (subject to the necessary planning consents. There is a generous garden, garage/workshop and off-road parking. **NO ONWARD CHAIN.**

A semi-detached cottage requiring significant modernisation/updating within this fabulous Suffolk village.

SITTING ROOM: Fireplace with marble hearth. Opening to:-

DINING ROOM: Staircase off and opening to:-

KITCHEN: Fitted with matching units and a Rangemaster. Door to garden.

SHOWER ROOM: Fitted with shower, heated towel rail, WC and wash hand basin. Linen cupboard.

First Floor

LANDING: Access to loft storage space and Suffolk latch door to:-

BEDROOM 1: Views over the garden.

BEDROOM 2: Views over the garden.

Outside

A gravel drive provides **OFF-ROAD PARKING** and in turn leads to:-

GARAGE: With brick elevations under a slate tiled roof and including an up and over door, light and power connected and door to:-

WORKSHOP: A versatile space that could be an office, studio, hobby room, etc. Light and power connected.

The gardens are one of the property's most attractive features, generous in size with a large open expanse of lawn bordered by established fruit trees, silver birch and other specimen trees.

There is a further outbuilding in need of repair that includes an old copper and bread oven. The entire plot measures about 130ft. by 78ft.

AGENTS NOTES

The property is located within a conservation area and a Scots Pine Tree that is subject to a Tree Preservation Order.

Best offers are invited by 5pm Wednesday 16th October.

All offers must be in writing, state the buying position (subject to a property sale, mortgage or cash, etc) and whether the purchase is subject to a survey or any other time constraints/considerations or conditions.

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For further information/clarification please do contact David Burr, Bury St. Edmunds: 01284 725525.

SERVICES: Main electricity and water are connected. Electric heating.

NOTE: None of these services have been tested by the agent.

LOCAL AUTHORITY: West Suffolk Council: 01284 763233. **Council Tax Band:** C - £1,854.16 – 2024/25.

EPC RATING: Awaiting report.

BROADBAND SPEED: Up to 80 Mbps (source Ofcom).

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

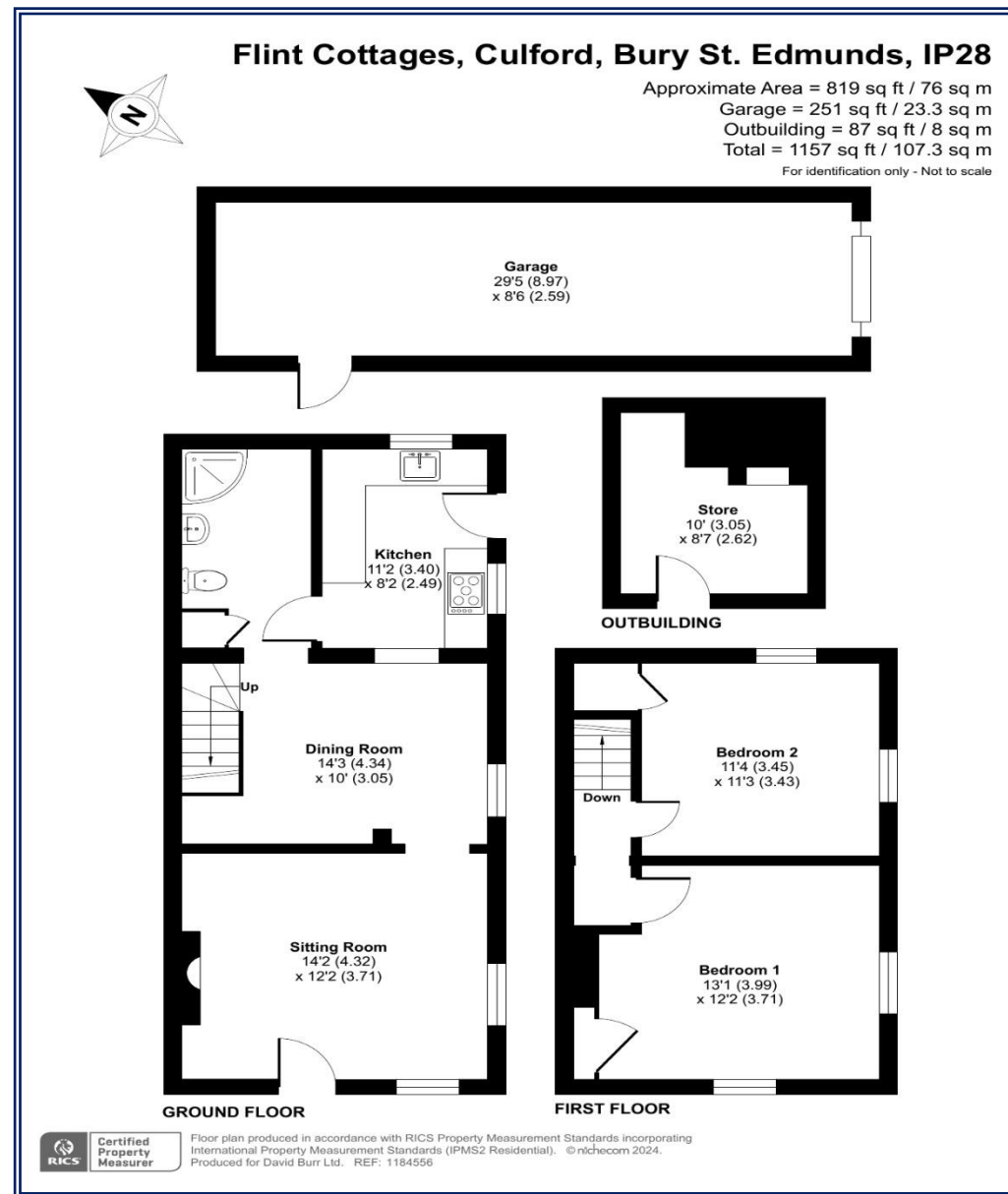
NOTE: David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or phone services by visiting <https://checker.ofcom.org.uk/>.

WHAT3WORDS: \\limbs.inhabited.crackling.

VIEWING: Strictly by prior appointment and to be held on the following times:

Wednesday	02.10.24	3:30pm – 4:30pm
Saturday	05.10.24	9:30am – 10:30am
Wednesday	09.10.24	9:30am – 10:30am
Saturday	12.10.24	3:00pm – 4:00pm

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.



Bury St Edmunds 01284 725525 Leavenheath 01206 263007 Clare 01787 277811 Castle Hedingham 01787 463404 Woolpit 01359 245245

Newmarket 01638 669035 Long Melford 01787 883144 London 020 78390888 Linton & Villages 01440 784346

