

DAVID
BURR



3 Churchgate Street, Bury St. Edmunds, Suffolk. IP33 1RL

A well-presented ground floor apartment in a sought-after town centre location with a generous accommodation schedule, comprising 2/3 bedrooms, a sitting room, kitchen, bathroom and a low maintenance rear courtyard.

Guide £225,000.00

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Communal Entrance Hall: With stairs rising to the first-floor apartments and private door leading to 3 Churchgate Street:-

- * Sitting Room
- * Kitchen
- * Bedroom 1
- * Bedroom 2
- * Bedroom 3/Study
- * Bathroom
- * Rear Courtyard

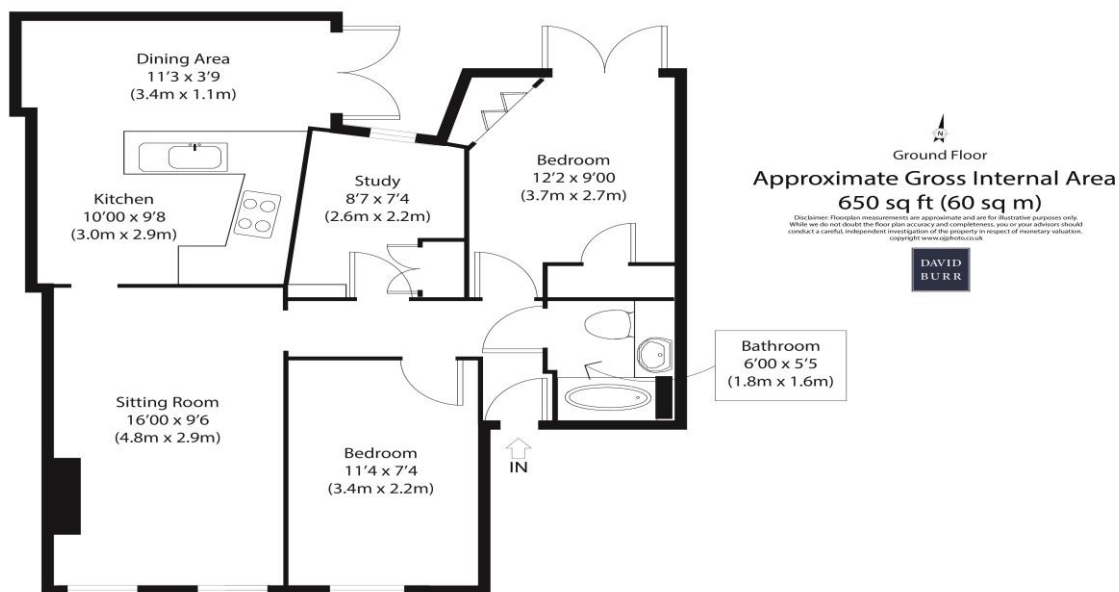
* Low maintenance in nature and predominantly paved with a bin/bike store at the rear and access to the street via a gate.

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.

TENURE: Leasehold – with 110 years remaining – share of freehold.

Service Charge: £1,360 per annum.

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.



Additional information and viewing

Services: Main water, gas, electricity and drainage are connected to the property. Gas fired heating. (**NOTE:** None of these services have been tested by the agent).

EPC: C – report available upon request.

Local Authority: West Suffolk Council: 01284 763233. Council Tax Band: B - £1550.43 – 2023.

Viewing strictly by appointment with David Burr: 01284 725525.

Bury St Edmunds	(01284) 725525
Leavenheath	(01206) 263007
Clare	(01787) 277811
Castle Hedingham	(01787) 463404
Long Melford	(01787) 883144
Woolpit	(01359) 245245
Newmarket	(01638) 669035
London	(0207) 839 0888

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