



**134c Southgate Street,
Bury St. Edmunds, Suffolk.**

**DAVID
BURR**

134C 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 beautifully presented town house within walking distance of the Bury St. Edmunds town centre with a proportionate accommodation schedule arranged over three floors, private gardens and the added benefit of garaging.

A spacious and well-presented town house with parking in the Bury St. Edmunds town centre.

ENTRANCE HALL: With stairs rising to first floor and open plan access to the:-

KITCHEN/DINING ROOM: Well appointed with a range of wall and base units and marble effect worksurfaces over. Integrated appliances include a fridge, freezer, inset sink with drainer and mixer tap over, freestanding gas cooker with 4-ring hob and extractor over. Space for washing machine/dryer and compact dishwasher. Door to:-

SITTING ROOM: A light and open reception room with views over the rear garden and the characterful brick and flint wall beyond. French style double doors open onto the terraced abutting the rear of the property.

First Floor

LANDING: With window to front elevation and inset airing cupboard with hot water cylinder and space for dryer. Door to:-

PRINCIPAL BEDROOM: A substantial double bedroom with window to rear aspect, ample space for freestanding storage and walk-in access to:-

DRESSING AREA/STORE:

FAMILY BATHROOM: Well-appointed with white suite comprising WC, hand wash basin and panel bath with shower attachment over. Wall mounted vanity units and under sink storage cupboards with sash window to front elevation.

Stairs rising to:-

Second Floor

Door to:-

BEDROOM 2: Substantial double bedroom with ample space for freestanding storage and window to rear elevation.

BEDROOM 3: Well-proportioned double bedroom with space for freestanding storage and window to front aspect with partial views over rooftops.

Outside

The property has a private yet low maintenance rear garden, partly walled, with personnel access leading to the **bin store** and **GARAGE** beyond (see

134C SOUTHGATE STREET, BURY ST. EDMUNDS, SUFFOLK. IP33 2AF

agents note). There is an **integral store** in the rear garden with a terrace immediately abutting the rear of the property.

AGENTS NOTE

It is understood that the garage is rented by the vendors and that the owner of the garage is agreeable to leasing it to the prospective purchaser of this property.

As is not uncommon with properties of this ilk, we understand that the property has a right of access over neighbouring land.

We understand the property is situated within a conservation area.

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

LOCAL AUTHORITY: West Suffolk Council: 01284 763233. Council Tax Band: C - £1,942.11 – 2025/26.

EPC RATING: D.

BROADBAND SPEED: Up to 1800 Mbps (source Ofcom).

MOBILE COVERAGE: EE, Three and Vodafone – outdoor, good. (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: ///minivans.crumple.mule.

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

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.



