



**51 College Street,
Bury St. Edmunds, Suffolk.**

**DAVID
BURR**

51 COLLEGE STREET, BURY ST. EDMUNDS, SUFFOLK. IP33 1NL

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 particularly characterful Grade II Listed town house occupying a highly regarded position within the Bury St. Edmunds town centre, ideally suited for a lock-up and leave or holiday let. The accommodation is arranged over 3 floors with an enclosed courtyard garden as well as the added benefit of a cellar.

NO ONWARD CHAIN.

A Grade II Listed town house occupying a prime position within the Bury St. Edmunds town centre – ideally suited for use as a holiday let.

ENTRANCE LOBBY: Door to:-

SITTING ROOM: With a shuttered sash window to the front elevation. There is a feature fireplace, historically fitted with a log burner and beautiful open studwork creating a natural division of the sitting room before extending to the:-

DINING ROOM: With a continuation of the exposed timbers and period features and a window overlooking the rear courtyard. Door to:-

KITCHEN: Fitted with a range of wall and base units with a 4-ring electric hob, electric oven, sink and tiled flooring. Space for dishwasher and washing machine. There are steps leading from the kitchen to the Cellar as well as a personnel door leading to the courtyard.

CELLAR: A versatile space providing extensive storage and potential for other uses subject to relevant permissions.

First Floor

LANDING:

PRINCIPAL BEDROOM: Window to front aspect.

BATHROOM: With white suite comprising a panel bath with shower and mixer tap over. Pedestal hand wash basin, WC and airing cupboard housing the gas fired boiler. Space for washing machine.

Stairs rising to:-

Second Floor

LANDING/BEDROOM 2: A spacious and versatile room with window to rear aspect and door to:-

BEDROOM 3: A spacious bedroom with window to front aspect. Built-in wardrobe.

Outside

The property enjoys a small **COURTYARD** garden, idyllic for Al-fresco dining and an evening drink, while remaining particularly low maintenance

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in nature. The property is within easy walking distance of the town centre amenities and it is understood that permit parking is available.

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: B - £1,699.34 – 2025/26.

EPC RATING: Not required due to Grade II Listed status.

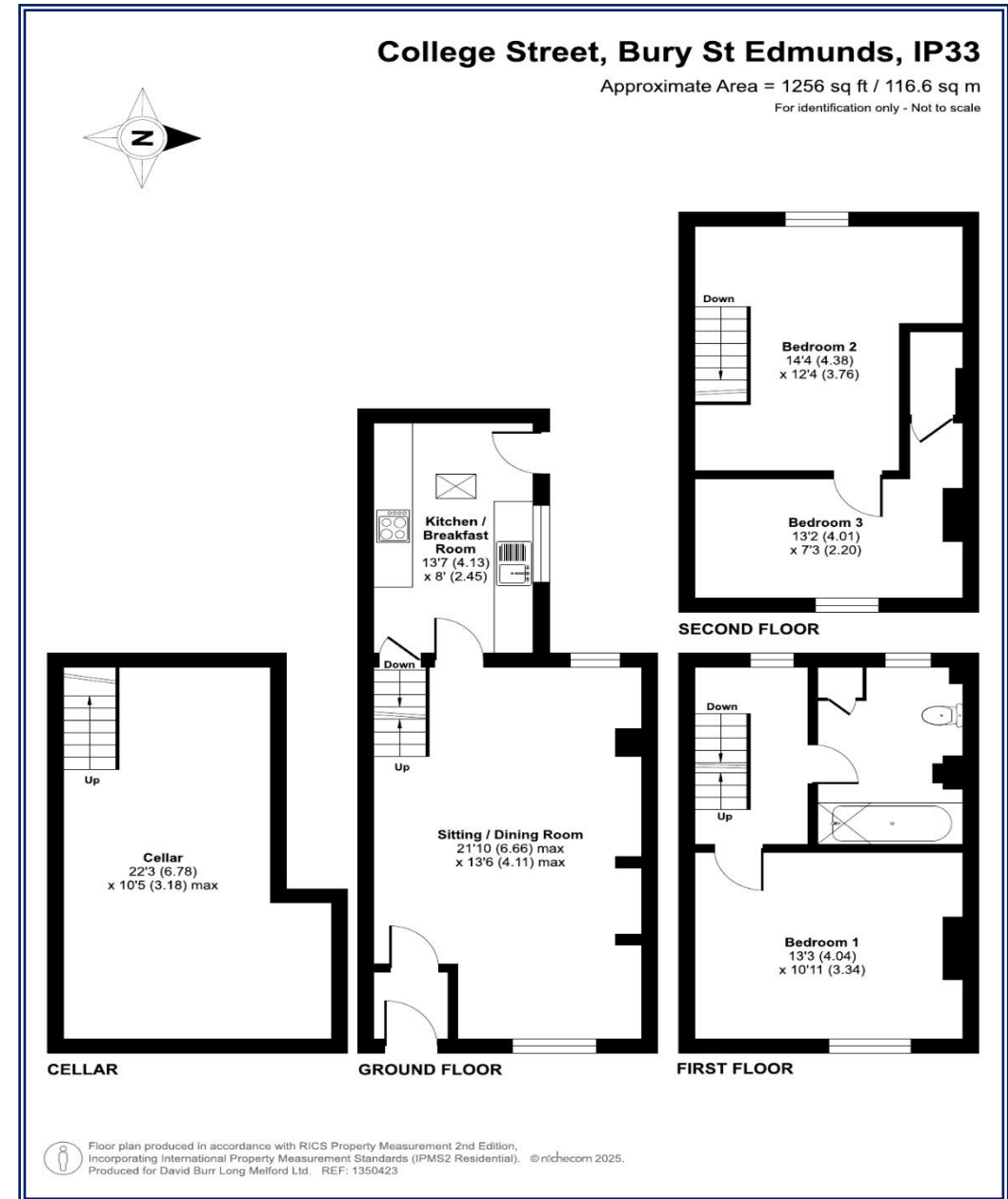
BROADBAND SPEED: Up to 1800 Mbps (source Ofcom).

MOBILE COVERAGE: Three – good outdoor and in -home, 02, EE and Vodafone – good outdoor, variable in-home. (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: ///scream.gathering.wake.

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.



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