



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

**DAVID
Burr**

31 SOUTHGATE STREET, BURY ST. EDMUNDS, SUFFOLK. IP33 2AZ

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 deceptively spacious 3-storey town house with off-road parking in a convenient position for the Bury St. Edmunds town centre. The accommodation schedule offers 3 double bedrooms, 3 bath/shower rooms (2-ensuites), kitchen/breakfast room and sitting room. **NO ONWARD CHAIN.**

A spacious and well-presented 3-bedroom (3 bathroom) town house with off-road parking.

ENTRANCE HALL: Stairs rising to first floor, understairs storage cupboard, space for washing machine and door to:-

SITTING ROOM: A versatile space located toward the rear of the property with French style double doors opening on to the rear gardens and door to:-

KITCHEN/BREAKFAST ROOM: Well appointed with a range of matching base units with wooden worksurfaces over, inset sink and drainer with mixer tap over. Hob with electric oven under and extractor fan over. Integral dishwasher, Travertine flooring and space for fridge/freezer. Door to entrance hall.

CLOAKROOM: With white suite comprising WC and hand wash basin.

First Floor

LANDING: With window to front aspect, stairs to second floor and airing cupboard with shelving. Separate boiler cupboard and doors to:-

BEDROOM 2: A double bedroom with window to rear aspect and door to:-

ENSUITE: With white suite comprising WC, hand wash basin and shower.

BEDROOM 3: Window to front aspect.

BATHROOM: With white suite comprising WC, hand wash basin and panelled bath.

Second Floor

LANDING: With built-in storage cupboard and door to-

PRINCIPAL BEDROOM: With vaulted ceiling, window to front aspect, built-in wardrobes and door to:-

ENSUITE: With white suite comprising WC, hand wash basin and shower.

Outside

The property has one **OFF-ROAD PARKING** space with the rear gate leading to the rear gardens which are predominantly laid to lawn with gravel pathway accessing the rear of the property.

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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: D - £2,184.87 – 2025/26.

EPC RATING: B.

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

MOBILE COVERAGE: Three, EE 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: ///servicing.frame.gobblers.

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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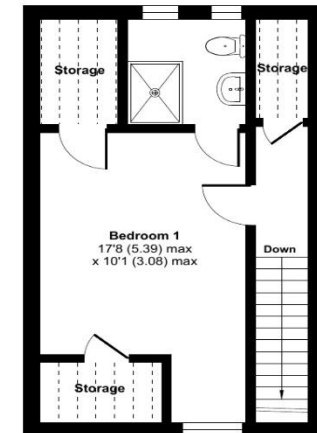
Approximate Area = 1138 sq ft / 105.7 sq m

Limited Use Area(s) = 79 sq ft / 7.3 sq m

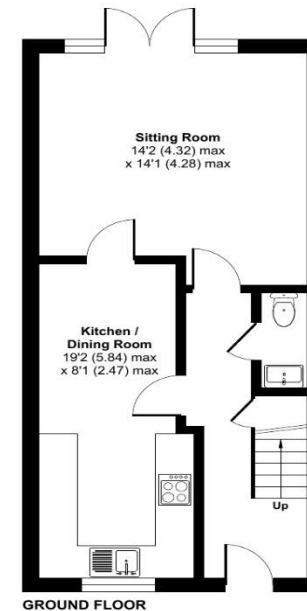
Total = 1217 sq ft / 113 sq m

For identification only - Not to scale

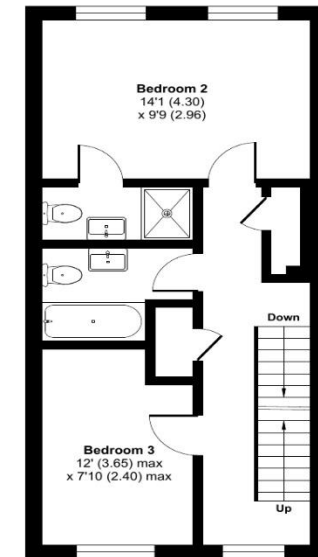
Denotes restricted head height



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nidecom 2025. Produced for David Burr Ltd. REF: 1320599

