



93 Eastgate Street  
Bury St. Edmunds, IP33 1YW  
Offers In Excess Of £400,000

**shires**  
residential



Shires Residential sales are delighted to offer for sale this charming Grade II Listed home located within a short walk of the Abbey Gardens and the town centre with all its amenities. With origins believing to date back to the late 15th Century, the property features a wealth of character including exposed red brick inglenook fireplace and stove and an abundance of exposed ceiling and wall timbers. You enter the property through the Entrance Hall with stairs rising to the first floor and doors to the Sitting Room, Study, Kitchen and downstairs Bathroom. The spacious Sitting Room has a large fireplace and stove and leads to the Dining Area with double doors to the rear garden. There is a well equipped Kitchen/Breakfast Room, a Study and a downstairs Bathroom. On the first floor there are three good sized Bedrooms, one with an En Suite Cloakroom. In addition to the accommodation there is a large south easterly facing rear garden approximately measuring approx 120 feet deep (subject to measuring survey). The garden is pet friendly as it is fully enclosed and backs onto a footpath leading to a large field.

### **ENTRANCE HALL**

with stairs rising to the first floor and doors to the Sitting Room, Study, Kitchen and downstairs Bathroom

### **SITTING ROOM**

19'3" x 12'7"

a spacious room with window to front aspect, large red brick inglenook fireplace and stove, exposed timbers to dining area and step to:

### **DINING AREA**

10'1" x 10'4"

with double doors and glazed side panels to rear garden, serving hatch to Kitchen

### **KITCHEN**

12'8" x 10'1" max overall

with a shaker style kitchen comprising of base and wall cupboards with worksurfaces over, one and a half bowl sink and drainer with mixer tap, double oven, four ring hob with extractor over, space for washing machine, part tiled walls, tiled floor, door and window with lovely views over the rear garden.

### **STUDY**

10'6" x 6'0"

with window to front aspect.

### **BATHROOM**

with a white suite comprising of wash hand basin, low level wc and bath with shower over.

### **LANDING**

with doors to all three bedrooms and timbers to open eaves area

### **BEDROOM ONE**

13'0" x 12'4" maximum overall

with window to front aspect, triple wardrobe with panelled doors, gabled ceiling with exposed beams

### **BEDROOM TWO**

12'9" x 8'6"

with window to front aspect, storage cupboard.







#### **EN SUITE CLOAKROOM**

4'0" x 5'4"

with low level wc and wash hand basin

#### **BEDROOM THREE**

7'0" x 7'1"

with window to rear aspect.

#### **OUTSIDE**

A feature of this property is the lovely rear garden. There is a terraced area adjacent to the house with doors from both the Kitchen and Dining Area. The remainder of the garden is set to lawn with mature shrubs and a pathway leading to the rear of the garden with many mature trees, ample wood storage and a garden shed. To the top of the garden there is pergola and beds ideal for growing your own vegetables. There is a rear garden gate leading into East Close.

#### **AGENTS NOTE**

We understand from the vendor that a garage and parking space may be available to rent close to the property. Please contact Marshall Buck for further details on this.

#### **Bury St. Edmunds:**

Bury St. Edmunds is one of Suffolk's most attractive market towns and it affords excellent educational, recreational and cultural amenities including the Abbey Gardens and its ruins, the Theatre Royal, Art Gallery and Cathedral Church of St. James together with extensive shopping facilities. The A14 trunk road gives fast access to Ipswich, the east coast, Cambridge, the Midlands, Stansted Airport and London via the M11 and there is also an indirect rail connection to London.

#### **Local Authority & Council Tax Band:**

West Suffolk District Council. Council Tax Band D

#### **Services:**

Mains services are connected including gas, water, electricity and drainage.

#### **Tenure:**

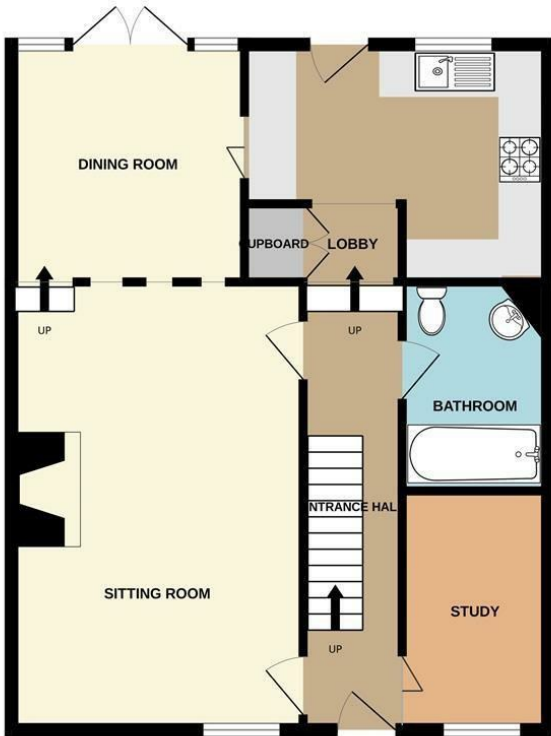
For sale FREEHOLD with vacant possession upon completion.

#### **Viewings:**

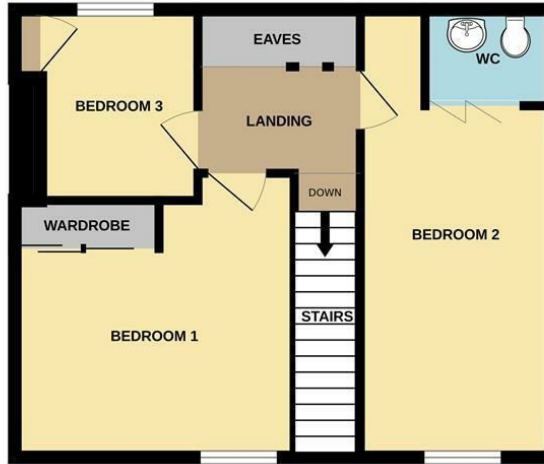
By appointment with the Sole agents Shires Residential.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2023

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

15-17 Eastgate Street, Bury St Edmunds, Suffolk, IP33 1XX  
 Tel: 01284 760770  
 bury@shiresresidential.com  
 www.shiresresidential.com

**shires**  
 residential