

Thurston Cottage, 19 Churchgate Street - Guide Price £285,000

Bury St. Edmunds Suffolk IP33 1RH



"Consistently providing outstanding service to our clients"

The Property

Shires Residential are pleased to offer for sale this terrace period town house which offers charming accommodation set over three floors located in the heart of town's medieval grid. The property is Grade II Listed and includes many period features including fireplaces in each reception room, sash windows and floorboards in the ground floor sitting room. The accommodation comprises ground floor Reception Room with stairs to the first floor and kitchen to the rear of the property with a door leading to the rear garden. On the first floor there is a second reception room and a shower room and stairs to the second floor where there is a double bedroom. There is a cellar accessed via the ground floor reception room and charming walled courtyard garden to the rear. The property has electric heating. Viewing highly recommended.

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 B

Services:

Mains services are connected including water, electricity and drainage. Electric heating

Tenure:

For sale FREEHOLD with vacant possession upon completion.

Anti Money Laundering Regulations

We are obliged under the Government's Money Laundering Regulations 2019, which require us to confirm the identity of all potential buyers who have had their offer accepted on a property. Therefore, we will require the full name(s), date(s) of birth and current address of all buyers as well as a copy of photographic ID (Driving License or Passport) and Address Verification in the form of a recent Utility Bill/Bank Statement. Once we have received this information we will be able to issue a Memorandum of Sale and move forward with the transaction.

Features

- TERRACED GRADE II LISTED TOWN HOUSE
- BEAUTIFULLY PRESENTED WITH CHARACTER FEATURES
- GROUND FLOOR RECEPTION ROOM AND KITCHEN
- FIRST FLOOR SITTING ROOM, SHOWER ROOM
- SECOND FLOOR DOUBLE BEDROOM
- WALLED COURTYARD TO THE REAR
- COUNCIL TAX BAND B
- NO ONWARD CHAIN
- LOCATED IN THE MEDIEVAL GRID
- CELLAR

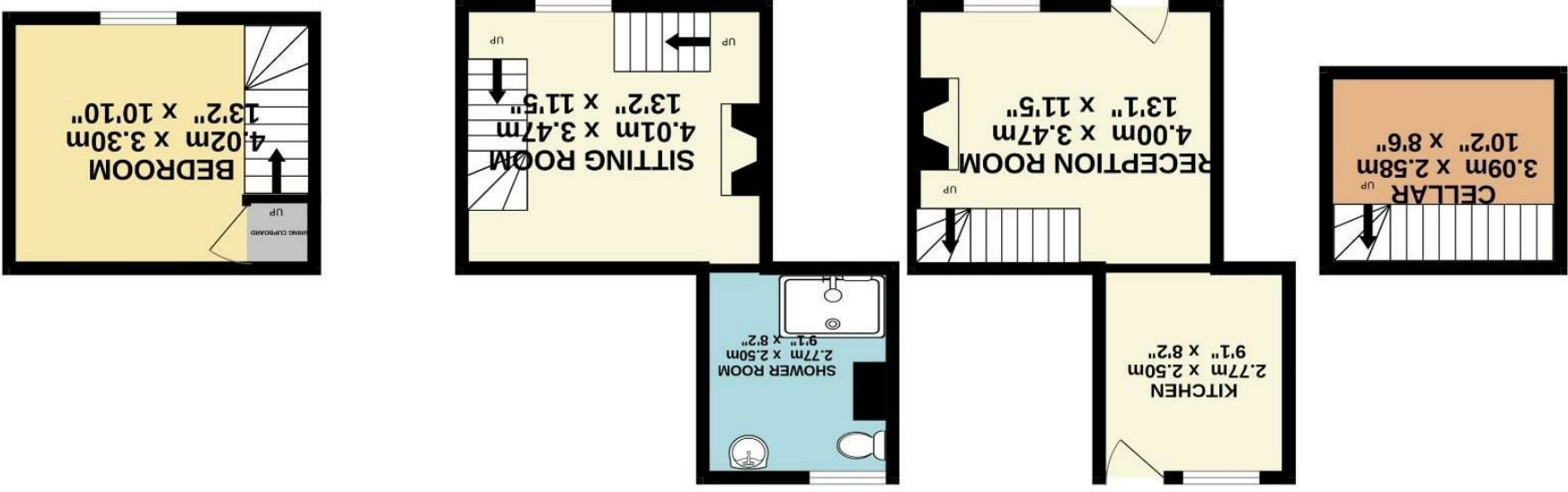




These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided in good faith, their accuracy should not be relied upon. If there are any points about which you may be uncertain or would like further clarification, we would suggest that you telephone this office and speak to our staff who will endeavour to assist you.

GROUND FLOOR

61.4 sq.m. (661 sq.ft.) approx.



TOTAL FLOOR AREA : 61.4 sq.m. (661 sq.ft.) approx.

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.

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