

146 Southgate Street - Guide Price £395,000

Bury St. Edmunds Suffolk IP33 2AF



"Consistently providing outstanding service to our clients"

- DECEPTIVELY SPACIOUS TOWN HOUSE
- DINING ROOM WITH EXPOSED TIMBERS
- SITTING ROOM WITH EXPOSED TIMBERS & FIREPLACE
- KITCHEN & SEPARATE BREAKFAST ROOM OPENING TO GARDEN
- TWO DOUBLE BEDROOMS
- GROUND FLOOR SHOWER ROOM & FIRST FLOOR BATHROOM
- CELLAR
- COTTAGE GARDEN
- GARAGE
- NO ONWARD CHAIN

The Property

Shires Residential are delighted to bring to the market this charming Grade II listed period house located on Southgate Street in the historic town of Bury St. Edmunds. This terraced property boasts a rich history believed to date back to the 15th century, with later additions in the 19th century and offers period features and an attractive facade. Situated close to the town centre, Abbey Gardens and Cathedral this home is ideally located for all the amenities and facilities the town has to offer.

The property provides deceptively spacious accommodation with three reception rooms - the Dining Room and Sitting Room with many period features and the Breakfast Room opening to the cottage garden and a good size Kitchen and a useful Cloakroom/Shower Room. On the first floor there are two Double Bedrooms and a Bathroom.

Unusually for a property so close to the town centre, there is a garage situated to the rear of the property as well as an attractive walled garden.

We highly recommend arranging a viewing to appreciate the period features combined with the convenient location.

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 C

Services:

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

Tenure:

For sale FREEHOLD with vacant possession upon completion.

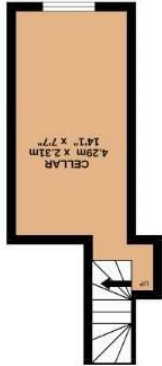
Anti Money Laundering Regulations

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.





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.



BASEMENT
12.9 sq m (139 sq ft) Approx.



1ST FLOOR
36.5 sq m (393 sq ft) Approx.



TOTAL FLOOR AREA: 133.1 sq.m. (1432 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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