

shires

Estate & Letting Agents

4 Churchgate Street - Asking Price £180,000

Bury St. Edmunds IP33 1RL



"Consistently providing outstanding service to our clients"

Features

- CHAIN FREE
- 2 BEDROOM FIRST FLOOR FLAT
- LOCATED IN BURY ST EDMUNDS MEDIEVAL GRID
- CLOSE TO ALL LOCAL SHOPS, RESTAURANTS AND ABBEY GARDENS
- GAS RADIATOR HEATING
- ENTRANCE HALL, KITCHEN, SITTING ROOM
- TWO BEDROOMS, BATHROOM
- PERMIT PARKING AREA
- CALL US NOW TO BOOK YOUR VIEWING!



The Property

Nestled in the heart of Bury St. Edmunds, this charming first-floor flat on Churchgate Street offers a delightful blend of modern living and historical charm. The property features a well-proportioned reception room, two comfortable bedrooms, alongside a well-appointed bathroom.

Situated within the medieval grid of Bury St. Edmunds, residents will appreciate the vibrant town centre location, with an array of shops, cafes, and cultural attractions close by. The flat benefits from a new lease and a peppercorn rent, making it an attractive option for both first-time buyers and investors alike.

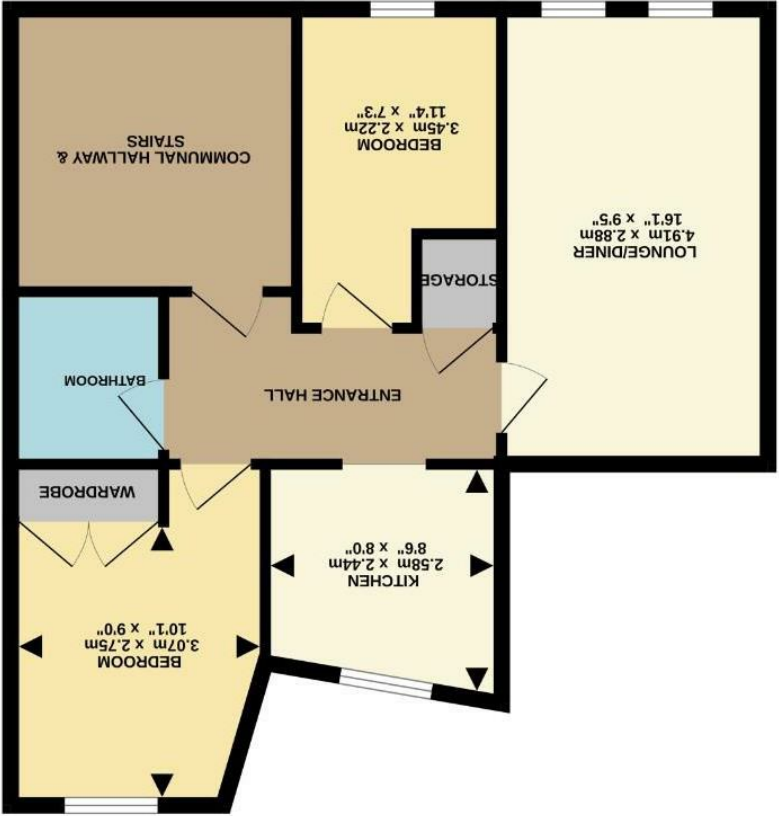
Being chain-free adds to the appeal, allowing for a smooth and straightforward purchasing process. This property is an excellent opportunity to embrace the unique character of Bury St. Edmunds. Don't miss the chance to make this flat your new home.

NB - the property is currently tenanted, the tenants will be moving out mid September 2025.



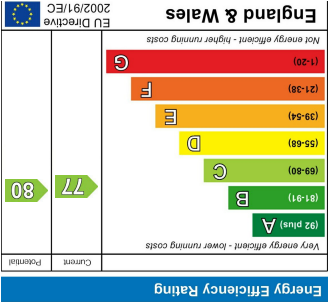


These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided 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
56.1 sq.m. (604 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of doors, windows, corners and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.
Made with floorplan 20205



Shires Residential
15-17 Eastgate Street, Bury St Edmunds, Suffolk, IP33 1XX
T: 01284 760770
E: bury@shiresstatagents.co.uk
www.shiresresidential.com