



Jackson & Co



Peckham Street

Bury St Edmunds, IP33 1SY

Offers In Excess Of £205,000

Jackson & Co Bury St Edmunds proudly present to this two-bedroom, Victorian terrace property which is conveniently located close to the historic town centre and train station.



Property Features

- Two bedroom mid-terrace
 - Savvy investment, with proven track record
 - Period property
 - On road permit parking
 - Walking distance from train station
 - Gas central heating & UPVC double glazing
 - Make your mark, perfect first time buy
 - Close reach of the town centre
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FULL DESCRIPTION

Situated just a gentle stroll away from the town centre, the Arc shopping centre, and the train station, this property enjoys a prime location. Peckham Street provides convenient access to essential amenities and is within easy reach of the A14 for commuters.

The ground floor boasts a living room, kitchen (range of eye level and low level units with space for washing machine, fridge/freezer and oven with extractor over), benefitting from space for a small dining table. Furthermore, there is a rear lobby leading to the bathroom with WC, hand basin, bath with shower over. Upstairs, the first floor houses two double bedrooms, offering ample space for relaxation and rest.

Externally, the property presents a quaint rear garden with raised

area, shingled and access to brick built storage shed.

MEASUREMENTS

Living Room - 3.60m x 3.22m (11'8" x 10'5")

Kitchen - 3.53m x 2.94m (11'5" x 9'6")

Bathroom - 1.91m x 1.72m (6'3" x 5'6")

Rear Lobby - 1.74m x 1.20m (5'7" x 3'9")

Bedroom 2 - 2.95m x 2.73m (9'7" x 8'9")

Bedroom 1 - 3.32m x 3.63m (10'9" x 11'9")

Local authority - West Suffolk

Council tax band - B

Services - Mains Gas, Water and Electric

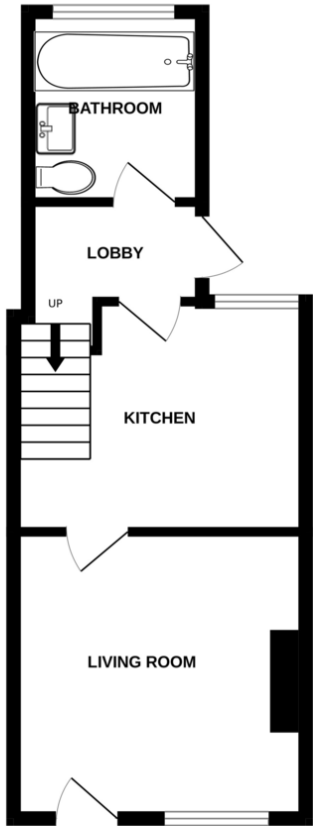
LOCATION

Nestled amidst the charms of Bury St Edmunds, Peckham Street presents an extraordinary opportunity to live in a property that is ideally situated. Its close proximity to the historic town centre offers an abundance of local independent shops and restaurants, ensuring that you will always have a vibrant and diverse selection at your fingertips. Moreover, for those seeking a touch of familiarity, you'll find renowned high street brands just around the corner. One of the key advantages of this property is the easy access it provides to transportation. With the train station and bus station situated within walking distance, you'll be effortlessly connected to various destinations, whether it be for business or pleasure.

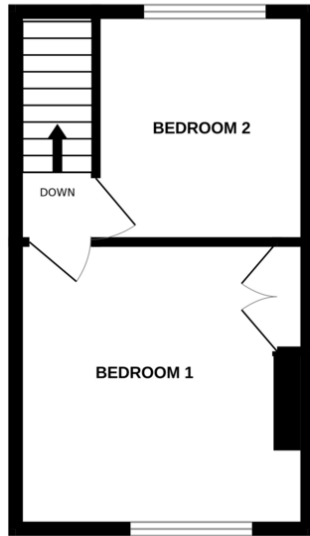




GROUND FLOOR



1ST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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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