



## Peckham St

Bury St Edmunds, IP33 1SY

Offers in excess of £220,000

This charming two-bedroom terraced home has been recently updated and thoughtfully refreshed throughout. The well-proportioned accommodation includes a comfortable living room, a stylish kitchen/breakfast room and a contemporary bathroom.





# Property Features

- Recently updated two-bedroom character terrace
- Town centre location
- Recently redecorated throughout – ready to move straight in
- Modern kitchen/breakfast room with breakfast bar
- Bright and welcoming living room
- Southerly facing, low-maintenance garden with brick-built shed
- Chain free – ideal for first-time buyers or investors
- Excellent access to town centre amenities and train station
- Gas central heating & uPVC double glazed
- Must View!

## FULL DESCRIPTION

The property benefits from excellent connectivity. Bury St Edmunds' vibrant shops, cafés and amenities are just a stone's throw away, while the train station is approximately a five-minute walk, making this an ideal home for commuters and those who enjoy town living.

On the ground floor, the property opens into a welcoming living room, providing a cosy yet practical space for relaxation. The modern kitchen/breakfast room, recently updated and fitted with an under counter fridge freezer, oven, hob & extractor and space for washing machine, there is also a breakfast bar, creating an ideal space for both

everyday living and entertaining. A rear lobby provides additional storage and access to the garden as well as the bathroom, which is finished in a clean, contemporary style.

The first floor offers two well-proportioned bedrooms accessed from the landing. Bedroom one is positioned to the front of the property and benefits from ample natural light, while bedroom two overlooks the rear garden, offering an ideal space for a guest room, home office or second bedroom.

Externally, the property enjoys a recently updated, southerly facing garden. Designed for low maintenance, it features steps leading to shingled seating areas, privacy fencing and a brick-built shed at the rear, perfect for storage or hobbies. On-road permit parking is available to the front of the property.

Tenure: Freehold

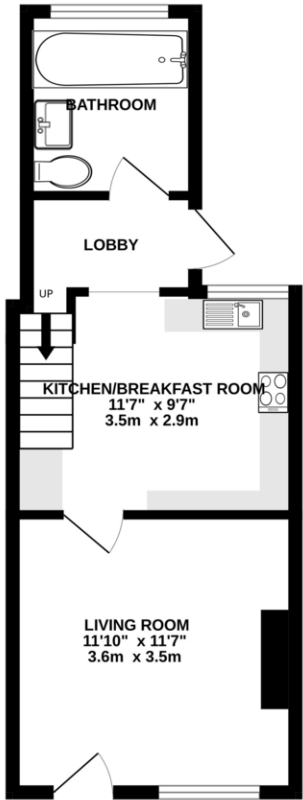
Council Tax Band: B – West Suffolk

Services: Mains Gas, Water & Electric

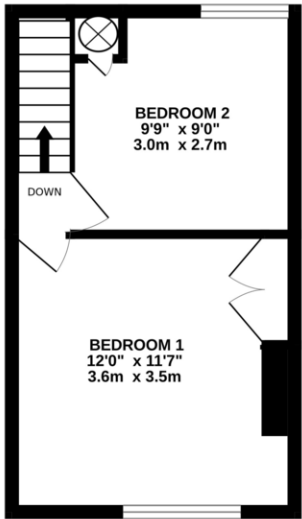




GROUND FLOOR



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.  
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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		

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