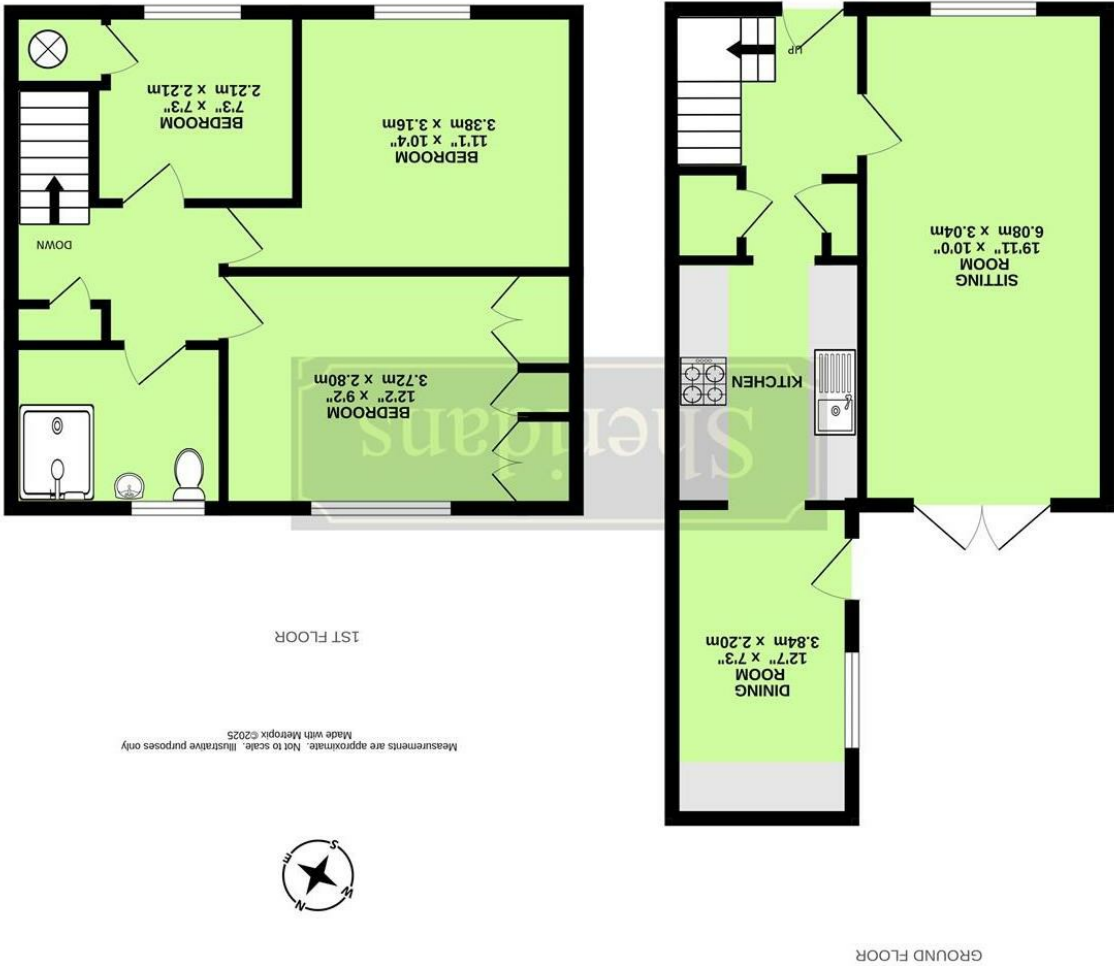


These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.





Maynewater Lane, Bury St. Edmunds IP33 2AB

Guide Price £325,000

A charming fully refurbished 3 bedroomed mid terraced town house with private walled courtyard garden, situated only a short stroll to the town centre and Abbey Gardens, Angel Hill's shops and restaurants, and the Theatre Royal.

Built in a traditional style, this delightful town house provides a deceptive level of accommodation having been finished to a high standard and offering modern contemporary living. The property has been renovated with new windows and doors a year ago. The property benefits from side access with the 2nd floor passing over the access which creates a deceptively spacious house.

Benefitting from gas fired radiator central heating and UPVC double glazing, the accommodation currently in brief comprises of front door opening to entrance hall, good sized sitting room which is dual aspect with French doors opening to the charming part-walled courtyard offering a sociable private space. The well equipped kitchen is fitted with a modern range of units complemented by built in electric oven, ceramic hob and integrated appliances. Opening to a dining area with further range of fitted cupboards with space/plumbing for washing machine and tumble dryer. Further door opening to courtyard.

The main bedroom has a range of fitted wardrobes/cupboards with window overlooking the rear, along with further double bedroom with panelled wall and single third bedroom with integral storage cupboard. The contemporary styled shower room is attractively tiled walls with large walk-in shower, vanity basin with cupboard under and low level WC.

This modern home is perfect with easy access to town centre, amenities, A14 and West Suffolk Hospital.

Outside

To the rear of the property is a charming part-walled block paved courtyard garden offering a sociable private space for entertaining. There is a gate giving access to the front of the property.

Location

The property enjoys a prominent setting within a short stroll to the Abbey Gardens and town centre. Bury St Edmunds in Suffolk is a unique and dazzling historic gem. An important market town with a richly fascinating heritage, the striking combination of medieval architecture, elegant Georgian squares and glorious Cathedral and Abbey gardens provide a distinctive visual charm. With prestigious shopping, an award-winning market, plus a variety of attractions and places to stay, Bury St Edmunds is under two hours from London and very convenient for Cambridge.

Directions

From the town centre proceed through St Mary's Square and into Southgate Street, adjacent to Bakers Lane, turn right onto Maynewater Lane where the property can be found on the right hand side.

Services

All mains services are connected.
Council - West Suffolk- Tax Band C
Broadband speed: Up to 1800 mbps available (Source Ofcom)
Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)

- Much improved town centre house
- Short walk to Theatre Royal and Abbey Gardens
- New windows and doors
- Enclosed courtyard gardens
- 20ft sitting room
- Well equipped kitchen
- Dining room
- Three bedrooms
- First floor shower room
- Beautifully presented accommodation

Flood Risk: No Risk
Parking: Resident permit parking zone F
Square footage: 796.52 sq ft

