



St Johns Street, Bury St Edmunds

£1,150.00 PCM



St Johns Street, Bury St Edmunds, Suffolk, IP33 1SQ

Set in the heart of the thriving Suffolk market town of Bury St Edmunds, this spacious two bedroom second floor apartment was an early Victorian addition to this splendid 15th century Grade II Listed building. The property has a modern bathroom suite, gas heating system via radiators, modern kitchen with integrated appliances and period features. The accommodation comprises; entrance hall, landing, lounge / diner, kitchen, bathroom and two bedrooms. EPC not required.



FIRST FLOOR ENTRANCE

Hardwood fire door entrance, stairs to second floor landing.

SECOND FLOOR LANDING

Doors to bedroom and lounge.

LOUNGE 16' 1" x 11' 11" (4.91m x 3.65m)

Sash window to front, door to inner hall, radiator, exposed brick wall with fireplace. Open plan aspect to kitchen with breakfast bar seating area.

KITCHEN 12' 7" x 7' 6" (3.85m x 2.29m)

Modern range of recently installed modern base and wall mounted white gloss units with chrome fittings and work surfaces with inset single drainer sink unit and mixer tap over. Four ring induction hob with 'pop up' countersunk extractor, electric oven, integrated refrigerator and freezer, integrated dishwasher, space for washing machine, radiator, window to rear.

INNER HALL

Airing cupboard with hot water cylinder, access to bathroom and bedroom.

BATHROOM 9' 3" x 7' 6" (2.83m x 2.29m)

Modern three piece suite comprising; low level WC, pedestal wash basin with tiled splashback, panel bath with shower rover, window to rear, radiator.

BEDROOM 15' 11" x 13' 8" (4.86m x 4.19m)

Feature exposed brick wall, radiator, window to side.

BEDROOM 11' 5" x 11' 1" (3.50m x 3.38m)

Exposed feature brick fireplace, radiator, sash window to front.

EPC – Not required as Grade II listed

Council Tax Band – B

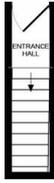
SERVICES – Mains electric, water and sewerage. Gas central heating.

PARKING – Permit parking for one vehicle.

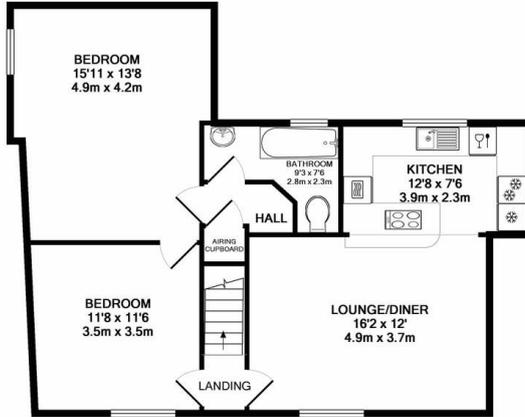
RENT ADJUSTMENT FOR THE INCLUSION OF PETS CLAUSE

Where it is agreed that the landlord will allow a pet(s) as part of a tenancy, the advertised rent will be subject to an increase of £25.00 (Twenty Five Pounds) PCM. There is no guarantee that the Landlord will agree to accepting a pet or pets and where this might be considered full details of the pet(s) will be required for consideration.





1ST FLOOR
APPROX. FLOOR
AREA 34 SQ. FT.
(3.2 SQ.M.)



2ND FLOOR
 APPROX. FLOOR
 AREA 731 SQ. FT.
 (67.9 SQ.M.)
TOTAL APPROX. FLOOR AREA 765 SQ. FT. (71.1 SQ.M.)
 Measurements are approximate. Not to scale. Illustrative purposes only
 Made with Metropix ©2018



EPC Not Required

