



Mortimer &  
Gausden

INDEPENDENT ESTATE AGENTS

38 Guildhall Street,  
Bury St. Edmunds, IP33 1QF

Offers In Excess Of  
£300,000

*Fabulous position, in the heart of the historic Medieval Grid.*

In our view this attractive period cottage could make a wonderful home, pied-a-terre, Airbnb or Weekender, first home.... the list goes on!

Location, Location, Location! Living in the centre of everything and surrounded by history. Set in attractive Guildhall St, close to the town centre, Theatre, shops, established pubs and restaurants.

A particularly lovely feature of this home is the enclosed courtyard area, featuring red brick paving, flint and brick boundary walls, and several established plants including climbing roses and an Olive Tree. This area is very private and seems to be quite a sun trap.



- Historic Attractive 'Medieval Grid' Property
- Secluded enclosed courtyard garden
- Spacious Sitting room, with gas fireplace
- Separate dining room, kitchen and cloakroom
- 2 Bedrooms, bathroom
- NO UPWARD CHAIN



On the ground floor: The front door leads directly into the spacious sitting room. This room features a large chimney breast, and inset fireplace with gas coal effect fire (not tested) and a secondary glazed original sash window facing the street. An open doorway leads into the dining room area, with staircase that leads to the first floor. The kitchen features a range of cabinets and a fitted oven and hob. There are additional spaces for other appliances under the worktops.

The rear lobby gives access to a cloakroom and a double glazed door out to the private enclosed courtyard.

On the first floor: A large landing area gives access to the bedrooms and has an additional cupboard housing the gas boiler and door (and high level window) into the bathroom. The spacious main bedroom at the front features a built-in cupboard, beside the chimney, and original window to the front, overlooking the attractive street outside.

The second bedroom with a double glazed window, enjoys an attractive garden outlook to the rear. The bathroom has been updated with a P-shaped bath with curved glass screen and shower over, WC and hand basin in white, with timber effect flooring, and another double glazed clear window overlooking the courtyard.

#### Outside

Parking is usually available on street, close by, with residents permit parking (zone D)  
There is a small courtyard garden to the rear of the property.

Council Tax - Band B

Energy Performance Certificate rating - Currently D

COUNCIL - West Suffolk

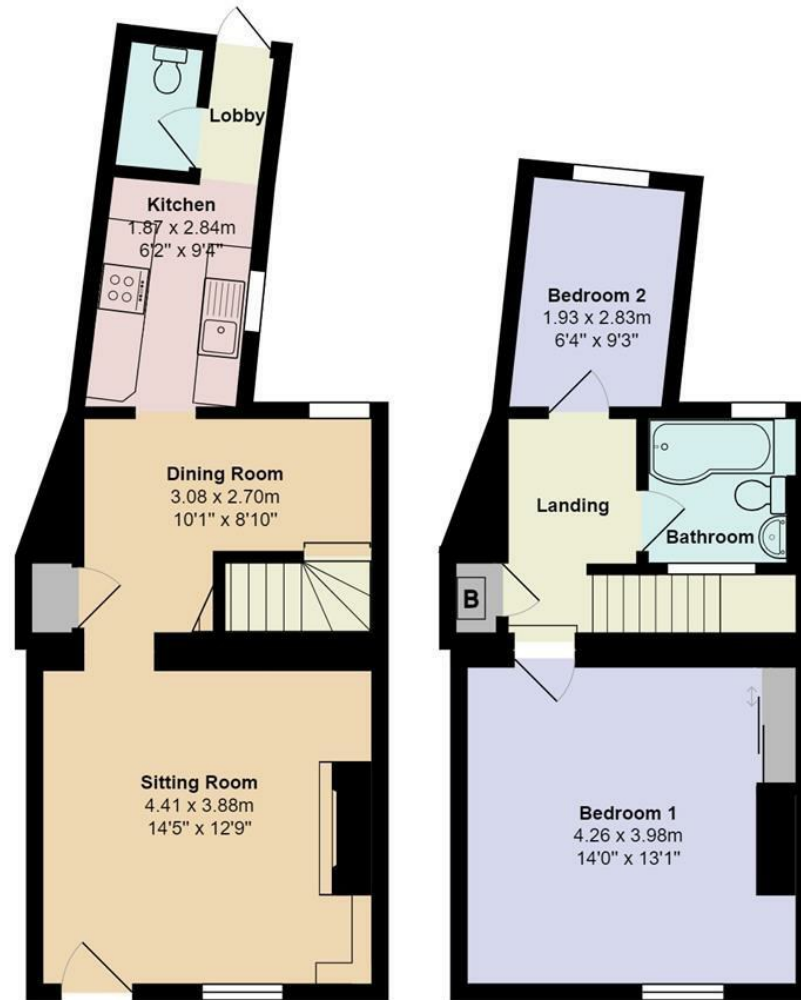
SERVICES - All main services connected

BROADBAND - Ofcom states Ultrafast broadband is available

Mobile - Ofcom states all mobile phone providers are likely

WHAT3WORDS - ///statement.surprised.actual





Please Note: These details have been carefully prepared in accordance with the Sellers instructions, however their accuracy is not guaranteed. Measurements are approximate and where floor plans have been included, they serve purely as a guide to general layout and should not be used for any other purpose. The photographs displayed are also for promotional purposes only, and do not indicate the availability to purchase any of the fixtures and fittings. We have not tested any services or appliances, and potential purchasers should make their own enquiries to ensure that they are of a satisfactory working standard. Important: No person in the employment of Mortimer & Gausden Limited has any authority or ability to make or give warranty or representation whatsoever in relation to this property. If you are in any doubt as to the correctness of any of the content contained in either these details, our advertising or website, please contact our offices immediately.

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