

# allhomes



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

£325,000 Freehold





Situated on the historic Medieval Grid in the heart of Bury St Edmunds, this charming Victorian terrace seamlessly combines period charm with modern living. The ground floor features a welcoming open-plan sitting and dining room, a well-equipped traditional kitchen, and a convenient cloakroom. The property also benefits from a tanked cellar and wine cellar. Upstairs, you will find two generously sized double bedrooms and a stylishly fitted bathroom. Outside, the rear garden is accessed via steps and boasts raised flower and shrub borders, complemented by a variety of mature trees, creating a peaceful retreat. Ideally located to enjoy the town's vibrant amenities, this delightful home is not to be missed.

### Entrance Hall

3' 11" x 3' 5" (1.182m x 1.030m)

### Sitting Room / Dining Room

25' 11" x 11' 1" (7.89m x 3.38m)

Exposed brick chimney breast with inset gas fired log burner. Double glazed sash window with additional glazing to the front. The dining area has a bespoke corner bookshelf and double glazed oak French doors into the courtyard garden. There is a large storage cupboard and stairs to first floor accommodation. Door to cellar stairs. Radiator.

### Kitchen

14' 11" x 7' 0" (4.557m x 2.141m)

A traditional kitchen with a good range of base and wall units with oak oiled worktops over and inset ceramic sink and drainer. Built in gas hob with extractor fan over. Space for washing machine, tumble dryer, dishwasher and fridge/freezer. Double glazed window and oak stable door to side leading to courtyard garden. Radiator.

### Cloakroom

7' 1" x 3' 6" (2.165m x 1.077m)

Wash hand basin and WC. Window to rear. Electric radiator. Shelving.

### Landing

12' 5" (Max) x 7' 0" (3.78m x 2.146m)

Loft access and sky light with views of the original Victorian chimney stack. Walk in airing cupboard housing the gas combination boiler. Radiator.

### Bedroom 1

11' 11" x 11' 5" (3.644m x 3.472m)

Good size double room with recess shelving. Double glazed sash window to front. Radiator.

### Bedroom 2

12' 11" x 8' 10" (3.926m x 2.697m)

Double room with double glazed sash window to rear. Radiator.

### Bathroom

11' 9" x 7' 10" (3.579m x 2.383m)

Double shower cubicle. Impressive roll top bath standing on Lakeland tiles. High level WC and wash hand basin in vanity unit. Double glazed Sash window to rear. Heated towel rail.

### Cellar

19' 10" (Max) x 10' 4" (6.044m x 3.139m)

Tanked cellar with power and light. Door into wine cellar. Electric radiator

### Wine Cellar

10' 4" x 3' 5" (3.144m x 1.051m)

Un-tanked section of cellar, currently used for wine storage.

### Courtyard Garden

Pretty raised courtyard garden. The garden is paved with raised flower and shrub beds on either side. There are various trees including an olive, flowering broom and a fig tree. A small woodstore can also be found.

### Agent's Note

Permit parking is available. Zone D



Floor -1



Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

820.42 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.