



Tucked away within walking distance of the historic market town of Bury St Edmunds, this charming one-bedroom period home offers character and convenience in equal measure. The ground floor features a cosy sitting room and a well-appointed kitchen, while upstairs boasts a generously sized double bedroom and a spacious bathroom. Outside, the property enjoys access to a shared courtyard, complete with useful store sheds - ideal for extra storage. Perfect as a first home or investment, this property is a rare find so close to the town centre.

Sitting Room

10' 10" x 9' 10" (3.3m x 3.0m)

Window to front enjoying natural light. Storage cupboards and built-in shelving. Storage heater.

Kitchen

8' 2" x 6' 11" (2.5m x 2.1m)

Modern kitchen with matching wall and base cupboard and drawer units with work tops over. Inset sink with drainer. Electric oven with hob and extractor fan over. Space for fridge freezer, washing machine and understairs storage. Stairs to first floor. Window and door to the rear.

Bedroom

10' 10" x 9' 10" (3.3m x 3.0m)

Double room with open inset storage. Inset open fireplace with surround. Window to front and storage heater.

Bathroom

7' 10" x 6' 7" (2.4m x 2.0m)

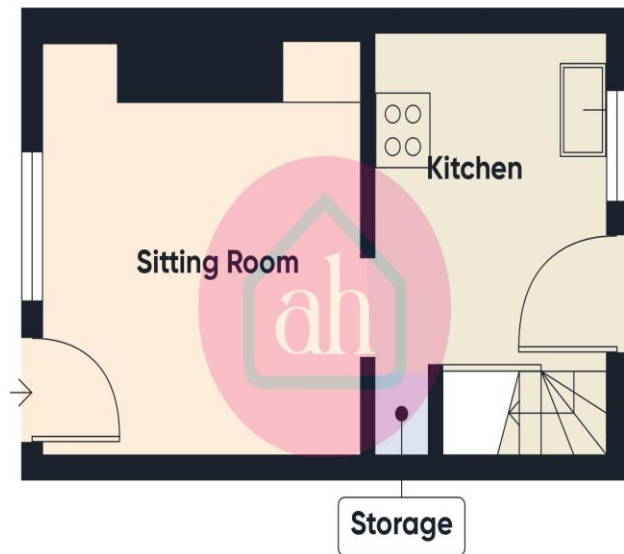
WC and pedestal wash basin. Bath with electric shower head over and shower screen. Loft access and storage cupboard. Window to rear and wall heater.

Outside

Courtyard

Shared rear courtyard with access to front.

Four Storage Sheds



Ground Floor



Floor 1

Approximate total area⁽¹⁾
341 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS
3C standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.

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