



**44 Southgate Street,  
Bury St. Edmunds, Suffolk.**

**DAVID  
BURR**



# 44 SOUTHGATE STREET, BURY ST. EDMUNDS, SUFFOLK. IP33 2BG

The Cathedral town of Bury St Edmunds lies in West Suffolk at the heart of East Anglia famous for its Benedictine Abbey. The town has extensive facilities and amenities to cater for all walks of life and has exceptional transport links. The A14 bypasses the town and links the Midlands with the East coast. London via the M11 is 60 miles. The railway station offers services to Cambridge, Norwich and Ipswich with connections for London. A commuter rail link is available at Stowmarket.

A spacious and well-presented town house in a favourable part of Bury St. Edmunds finished to a high standard with free-flowing accommodation schedule arranged over 2 floors with 3 bedrooms, generous yet low maintenance gardens, off-road parking and 2 reception rooms. **NO ONWARD CHAIN.**

## A spacious and well-presented town house on the periphery of the Bury St. Edmunds town centre with off-road parking.

**ENTRANCE VESTIBULE:** With ornate floor and door to:-

### First Floor

**SITTING ROOM:** With inset log burning stove and red brick surround. Door to:-

### LANDING:

**DINING ROOM:** With ample space for formal dining and entertaining and open plan access leading to the:-

**BEDROOM:** A spacious double bedroom with window to front aspect and integrated storage.

**KITCHEN/BREAKFAST ROOM:** Fitted with a range of matching wall and base units with wooden worksurfaces over. Integrated appliances include fridge/freezer, dishwasher, microwave and one and a half bowl ceramic sink inset with drainer and mixer tap over. There is space for a washing machine and a cooker with extractor over. Window to side aspect and door to:-

**BEDROOM 2:** A double bedroom with window to rear.

**BEDROOM 3:** Window to rear.

**BATHROOM:** Well-appointed with a white suite comprising WC, hand wash basin with storage under, corner shower with sliding doors and panel bath with hand-held shower attachment over. Also housing the boiler and frosted window to rear.

### Outside

The property is accessed by steps leading to the front elevation on Southgate Street and there is side access which in turn leads to the **OFF-ROAD PARKING** via St. Botolph's Lane. From here the gardens are accessible as well as the:-

**CELLAR:** A versatile space capable of fulfilling a number of uses.

**STUDIO:** A versatile space situated at the end of the garden and capable of fulfilling a number of uses. Ideal for homeworking, gym, etc.

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The garden is divided into 2 distinct areas with a personnel gate and fence separating the garden located to the immediate rear of the property from the off-road parking area.

## AGENTS NOTE

As is not uncommon with properties of this ilk, we understand that the property is subject to a right of way.

**SERVICES:** Main electricity, water and drainage are connected. Gas heating. **NOTE:** None of these services have been tested by the agent.

**LOCAL AUTHORITY:** West Suffolk Council: 01284 763233. Council Tax Band: C - £1,942.11 – 2025/2026.

**EPC RATING:** D.

**BROADBAND SPEED:** Up to 1800 Mbps (source Ofcom).

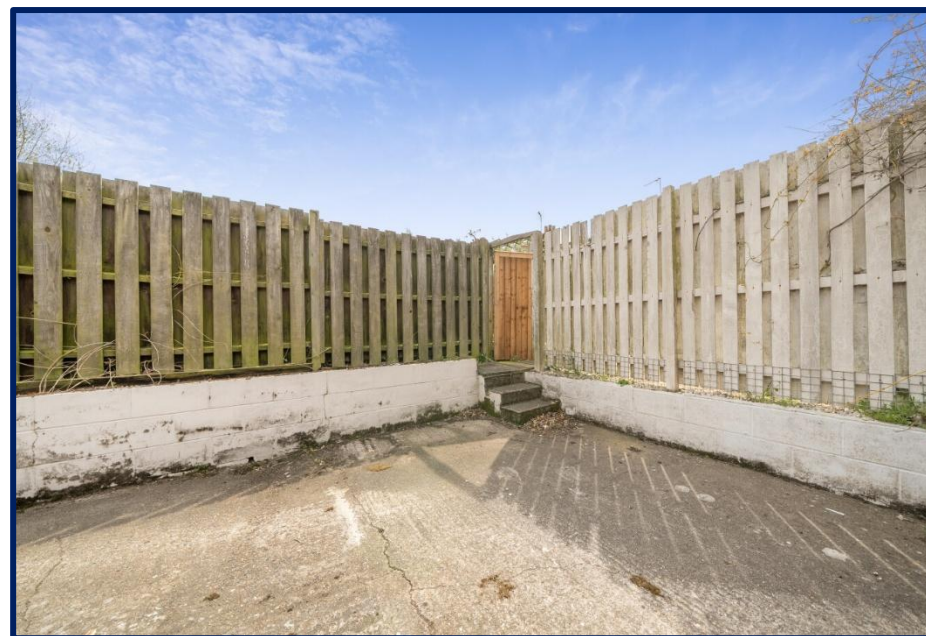
**MOBILE COVERAGE:** EE and Three – good outdoor, variable in-home. 02 and Vodafone – good outdoor. (Source Ofcom).

**NOTE:** David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or phone services by visiting <https://checker.ofcom.org.uk/>.

**WHAT3WORDS:** ///infinite.adventure.rots.

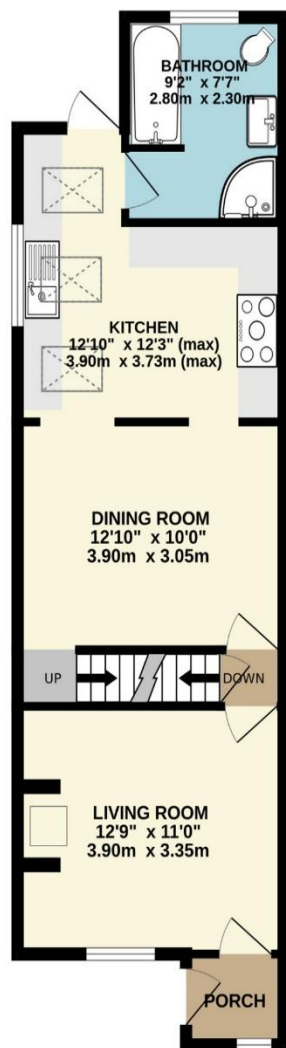
**VIEWING:** Strictly by prior appointment only through DAVID BURR  
Bury St Edmunds 01284 725525.

**NOTICE:** Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

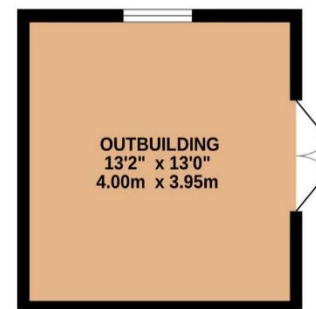
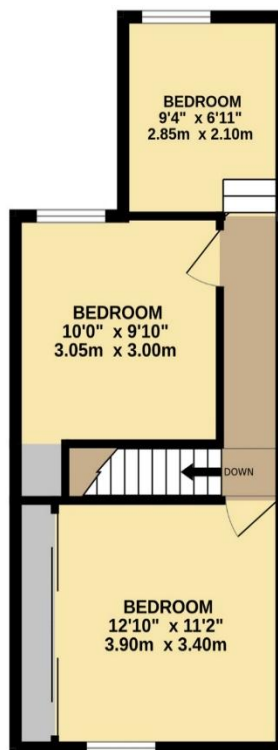


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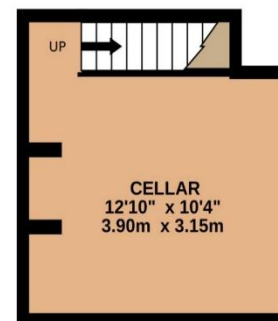
GROUND FLOOR  
522 sq.ft. (48.5 sq.m.) approx.



1ST FLOOR  
369 sq.ft. (34.3 sq.m.) approx.



CELLAR  
164 sq.ft. (15.3 sq.m.) approx.



TOTAL FLOOR AREA: 1226 sq.ft. (113.9 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only  
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