



oakheart

£290,000

Offers Over

College Street, Bury St. Edmunds

A charming Grade II listed period home in the heart of Bury St Edmunds' historic medieval grid

Occupying a prime position on the highly regarded College Street, this charming Grade II listed terraced house offers a rare opportunity to acquire a characterful period home in the very heart of historic Bury St Edmunds.

Arranged over four floors, the property combines a wealth of period charm with versatile accommodation, featuring three bedrooms and two welcoming reception areas. From the moment you step inside, the property's historic character is immediately apparent, with original exposed beams and other

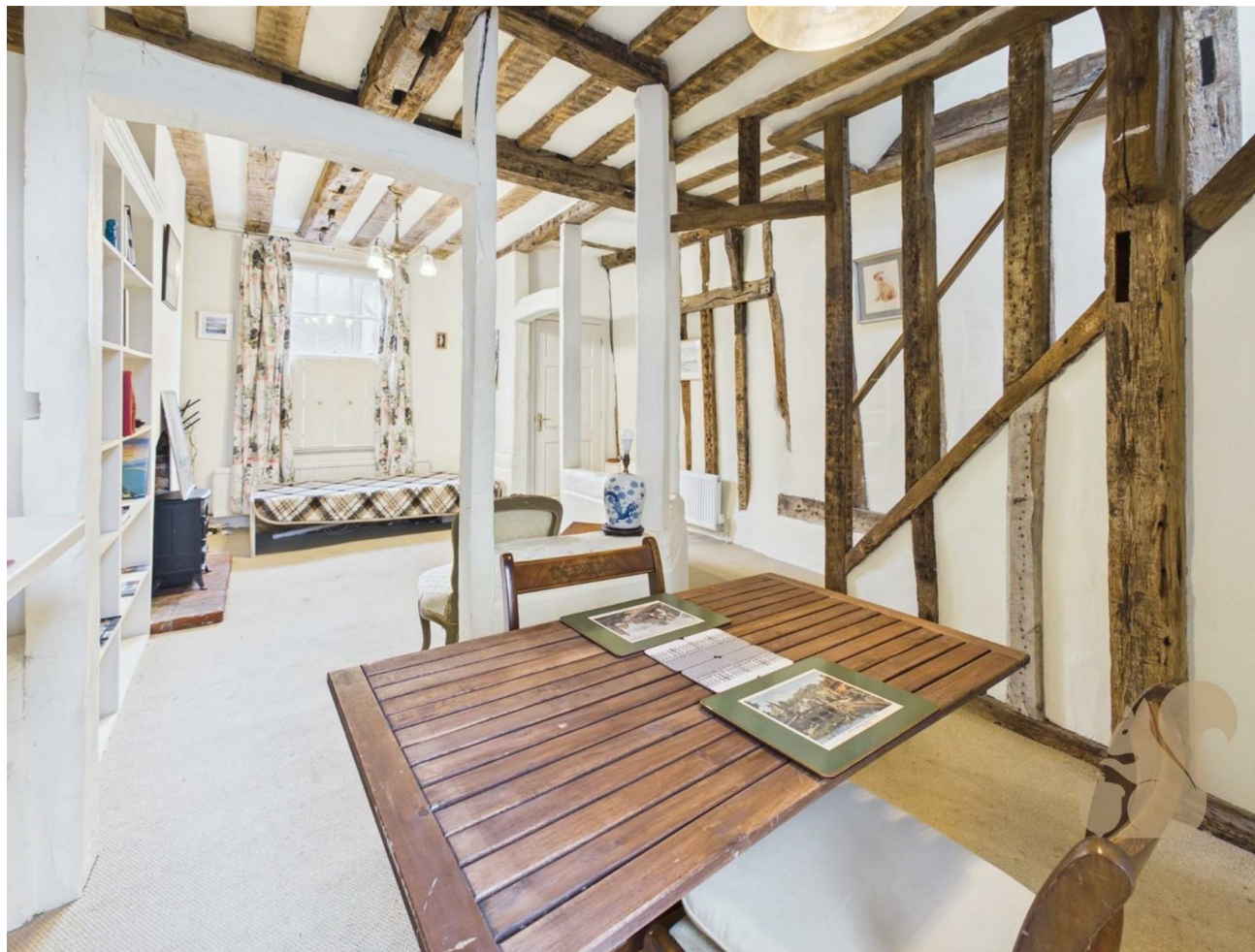
period features creating a warm and distinctive atmosphere throughout.

The two reception rooms provide excellent flexibility for both everyday living and entertaining, while the three bedrooms offer comfortable accommodation for families, guests or those requiring additional home-working space.

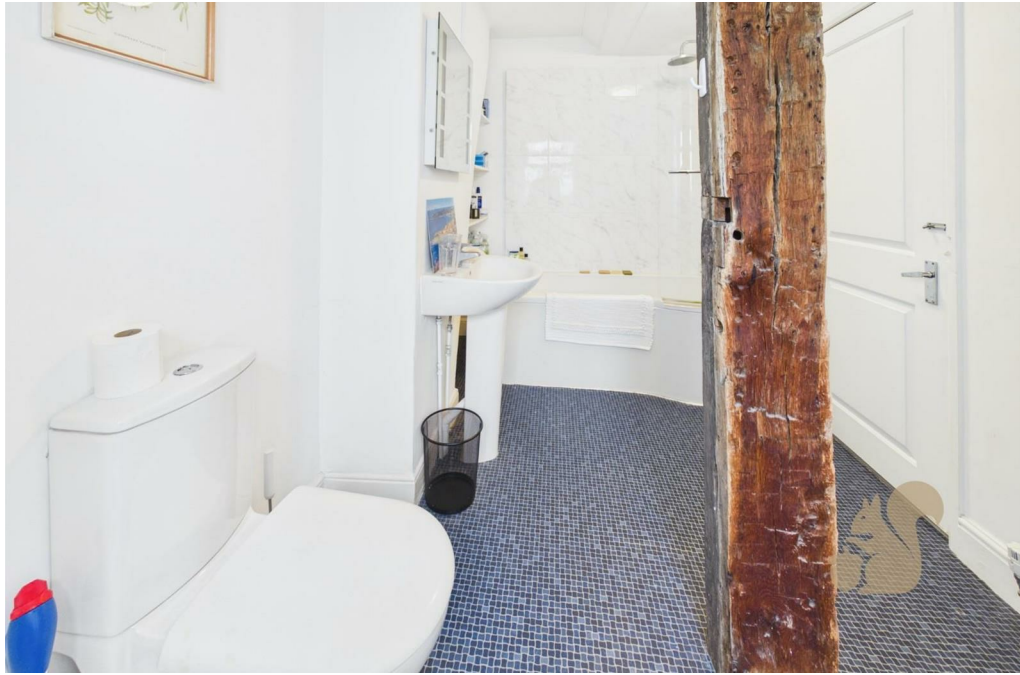
A useful cellar provides valuable additional storage and offers scope for a variety of uses, subject to any necessary consents. To the rear, a delightful courtyard garden creates a private and peaceful setting, providing the perfect spot for morning coffee, summer entertaining or simply relaxing away from the bustle of town life.

The property's location is undoubtedly one of its greatest attractions. Situated within Bury St Edmunds' historic medieval grid, it is perfectly placed for enjoying the town's wealth of independent shops, cafés, restaurants and cultural attractions, all within easy walking distance. The town's historic landmarks and renowned Abbey Gardens are also close by, adding to the exceptional lifestyle appeal of this central location.

Combining historic character, versatile accommodation and an enviable town-centre position, this Grade II listed home represents a wonderful opportunity to own a truly distinctive piece of Bury St Edmunds' heritage.











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**GLA<sup>®</sup>**  
72.61 m<sup>2</sup>  
781.62 ft<sup>2</sup>

**Total**  
111.97 m<sup>2</sup>  
1205.28 ft<sup>2</sup>

(1) Finished, above grade  
Ext. wall thickness assumed: 15.24  
cm/6 in

Reduced headroom  
..... Below 1.5 m/5 ft  
Areas with headroom below 1.52 m/5 ft  
are excluded

Calculations reference the ANSI-Z765  
standard. Measurements are  
approximate and not to scale. This  
floor plan is intended for illustration  
only.

GIRAFFE360

Local Authority:  
West Suffolk

Tenure:  
Freehold

Council Tax Band:  
B

### Energy Efficiency Rating

|                                             | Current                    | Potential |
|---------------------------------------------|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            | 78        |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            | 50                         |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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