



121 Cannon Street, Bury St. Edmunds, Suffolk, IP33 1JU

MARK · EWIN
BURY ST EDMUNDS

121 Cannon Street, Bury St. Edmunds,
Suffolk, IP33 1JU

A two-bedroom terraced property situated a short distance from the town centre. The property has been extensively improved by the current owners and offers well-presented accommodation spread over four floors to include a welcoming sitting room, modern kitchen/dining room, two bedrooms and a bathroom. The kitchen has been tastefully extended and modernised to offer an attractive range of wall and base level units and incorporates a built-in oven, hob, extractor and dishwasher. There is also a cellar which the current owners have had tanked and decorated to create an additional reception room or study, ideal as a work from home space. Outside, the low maintenance rear garden is laid with patio and decking. Parking is offered via a permit with West Suffolk Council. Additional Information Tenure: Freehold Mobile Coverage: EE, O2, Three & Vodafone are available in this area. (Source Ofcom) Broadband: Standard, Superfast & Ultrafast are available in this area. (Source Ofcom) Services: Mains Gas, Electric, Water and Drainage. Heating via gas central heating. (Please note that none of these services have been tested by the selling agent.)



Directions

Proceed along Northgate Street, turning right into Cadney Lane. Turn left into Cannon Street where the property can be found.

Location

The historic market town of Bury St Edmunds provides an extensive range of shopping facilities, including the Arc Shopping Centre. There are also excellent educational, recreational and cultural facilities and for those needing to commute there is convenient access to the A14, which provides links to Cambridge, Ipswich and London / Stansted Airport via the A11/M11. The railway station at Bury St Edmunds offers a link to mainline services to London Liverpool Street and Kings Cross.

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Accommodation:

Sitting Room 13' 0" x 12' 0" (3.97m x 3.67m)

Kitchen/Dining Room 12' 3" x 16' 8" (3.73m reducing to 2.96m x 5.07m reducing to 1.82m)

Landing 9' 11" x 6' 1" (3.01m x 1.85m)

Bedroom 12' 8" x 11' 11" (3.86m x 3.63m reducing to 3.13m)

Bathroom 6' 3" x 9' 9" (1.90m x 2.98m)

Bedroom 14' 4" x 12' 6" (4.36m reducing to 1.98m x 3.82m reducing to 1.39m)

Cellar 11' 7" x 10' 4" (3.52m x 3.16m)

Rear Garden

Additional Information:

Council Tax Band: B

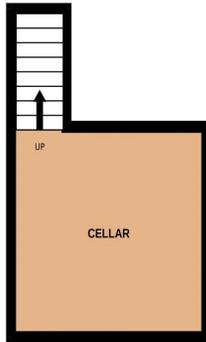
EPC Rating: D

Tenure: Freehold

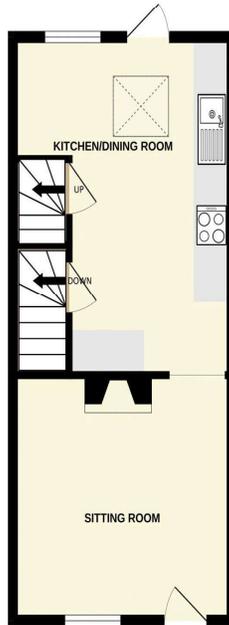
Offers over £290,000
Freehold



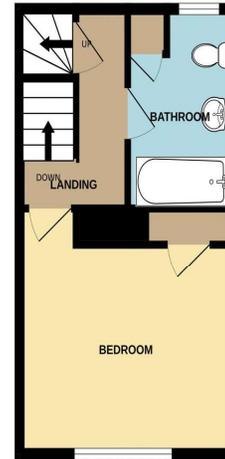
BASEMENT
139 sq.ft. (12.9 sq.m.) approx.



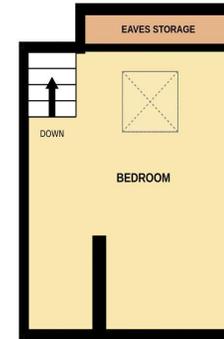
GROUND FLOOR
366 sq.ft. (34.0 sq.m.) approx.



1ST FLOOR
268 sq.ft. (24.9 sq.m.) approx.



2ND FLOOR
192 sq.ft. (17.8 sq.m.) approx.



TOTAL FLOOR AREA: 965 sq.ft. (89.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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MONEY LAUNDERING REGULATIONS 2003: Purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

PLEASE NOTE: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the Agents.

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