

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

MARK·EWIN
BURY ST EDMUNDS

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A CHAIN FREE, two-bedroom, terraced property situated a short walk from the town centre.

The accommodation offers a sitting room, dining room, fitted kitchen and cloakroom. On the first floor, a landing leads to two bedrooms along with a bathroom.

Outside, there is a courtyard garden to the rear and 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 & Drainage. Heating via gas central heating and electric heaters.

(Please note that none of these services have been tested by the selling agent.)

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Directions

From Moyse's Hall Museum walk along the Buttermarket and turn right into Abbeygate Street and right into Guildhall 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.

Accommodation:

Sitting Room 14' 4'' x 13' 0'' (4.37m x 3.96m)

Dining Room 10' 6'' x 9' 0'' (3.20m x 2.74m)

Kitchen 6' 4'' x 9' 4'' (1.94m x 2.85m)

WC 3' 4'' x 4' 9'' (1.02m x 1.44m)

Landing 4' 4'' x 9' 0'' (1.33m x 2.74m)

Bedroom 14' 4'' x 13' 0'' (4.37m x 3.95m)

Bedroom 6' 4'' x 9' 1'' (1.94m x 2.78m)

Bathroom 5' 8'' x 5' 11'' (1.73m x 1.81m)

Courtyard Garden

Additional Information:

Council Tax Band: B
EPC Rating: D
Tenure: Freehold

Offers Over £230,000
Freehold















TOTAL: 777 sq. ft, 73 m2

1st floor: 405 sq. ft, 38 m2, 2nd floor: 372 sq. ft, 35 m2

EXCLUDED AREAS: WALLS: 84 sq. ft, 7 m2

All Measurements are Approximate. This Floor Plan is a Guide Only. Produced By Dopp.

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 byer 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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The Property Ombudsman