

oakheart



£240,000

Guide Price

Eastgate Street, Bury St. Edmunds

GUIDE PRICE £240,0000 - £250,000

BESPOKE MARKETING BY OAKHEART - BURY ST EDMUNDS.

A fine example of a character home located within walking distance of ABBEY GARDENS and BURY ST EDMUNDS TOWN CENTRE.

Your new home is arranged over 3 storeys with accommodation comprising 2 reception rooms, kitchen and bathroom to the ground floor. On the first floor there are 2 bedrooms and the largest of the three bedrooms is located on the second floor.

Eastgate Street is conveniently located on the edge of town and is ideal for town itself of commuting out.

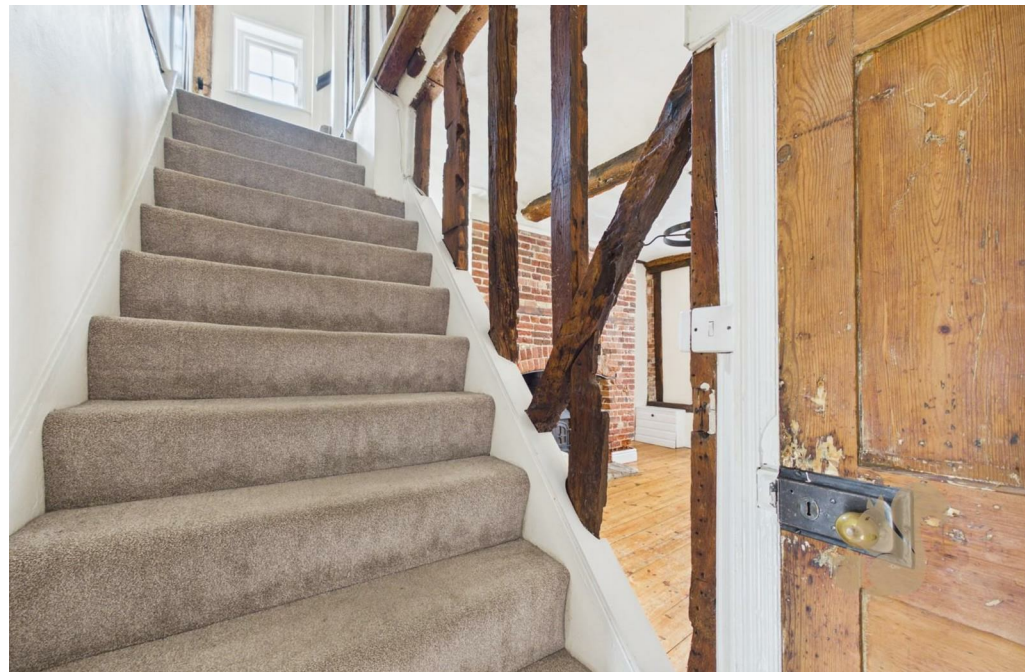
The property has a wealth of character including beams and fireplaces.

Outside the house has a courtyard style garden.

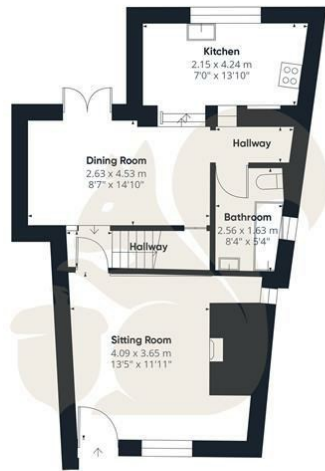
CONTACT US NOW TO ARRANGE YOUR VIEWING.







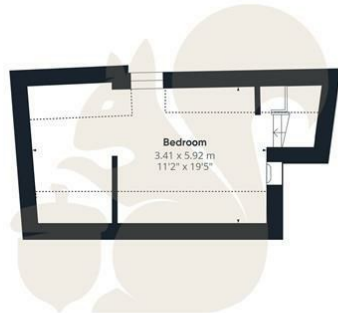




Ground Floor



Floor 1



Floor 2

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GLA[®]
71.86 m²
773.52 ft²

Total
104.02 m²
1119.68 ft²

(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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 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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