



25 Hatter Street, Bury St. Edmunds, Suffolk, IP33 1NE

MARK EWIN
BURY ST EDMUNDS

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Suffolk, IP33 1NE

Located a short walk to the Town Centre is this substantial, six bedroom period property with spacious accommodation and no onward chain. The accommodation comprises a entrance hall, sitting room with feature fireplace, fitted kitchen/dining room, useful utility room with a ground floor WC, conservatory and sun room leading to the courtyard garden. On the first floor, a landing leads to two large bedrooms, the principal with a feature fireplace and the second with built-in cupboards. There is also a shower room from the landing. Lastly, on the second floor, there are four bedrooms, one with an ensuite and the family bathroom completes the accommodation. The property also benefits from a cellar and courtyard garden. Agents note: This property is Grade II listed. Additional Information Tenure: Freehold Mobile Coverage: EE, O2, Three & Vodafone are listed as 'likely' 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

From Moyse's Hall Museum walk along the Buttermarket and turn left onto Abbeygate Street. Take the first right into Hatter Street where the property can be found on the right hand side.

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:

Hallway 6' 9" x 19' 3" (2.06m x 5.88m)

Sitting Room 11' 7" x 26' 7" (3.53m x 8.09m)

Kitchen 12' 8" x 14' 6" (3.87m x 4.43m)

Dining Area 12' 8" x 12' 0" (3.87m x 3.66m)

Utility 7' 3" x 4' 8" (2.22m x 1.41m)

WC 4' 5" x 4' 1" (1.35m x 1.25m)

Conservatory 20' 7" x 4' 8" (6.27m x 1.41m)

Sun Room 10' 9" x 11' 7" (3.28m x 3.52m)

Bedroom 18' 7" x 17' 10" (5.67m x 5.43m)

Bedroom 11' 7" x 18' 7" (3.53m x 5.67m)

Shower Room 5' 1" x 6' 9" (1.55m x 2.07m)

Landing 16' 2" x 20' 0" (4.92m x 6.09m)

Bedroom 11' 0" x 21' 0" (3.35m x 6.40m)

Ensuite 6' 9" x 5' 6" (2.06m x 1.68m)

Bedroom 10' 4" x 10' 10" (3.16m x 3.29m)

Bedroom 10' 4" x 8' 10" (3.16m x 2.68m)

Bedroom 9' 9" x 8' 8" (2.96m x 2.65m)

Bathroom 10' 4" x 5' 6" (3.16m x 1.68m)

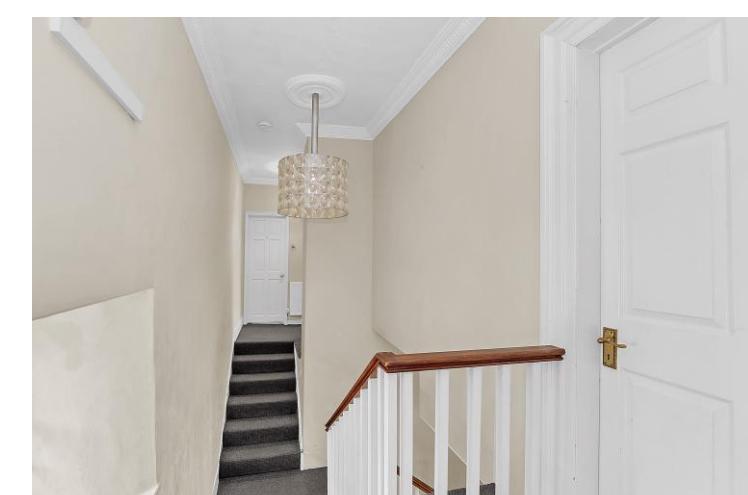
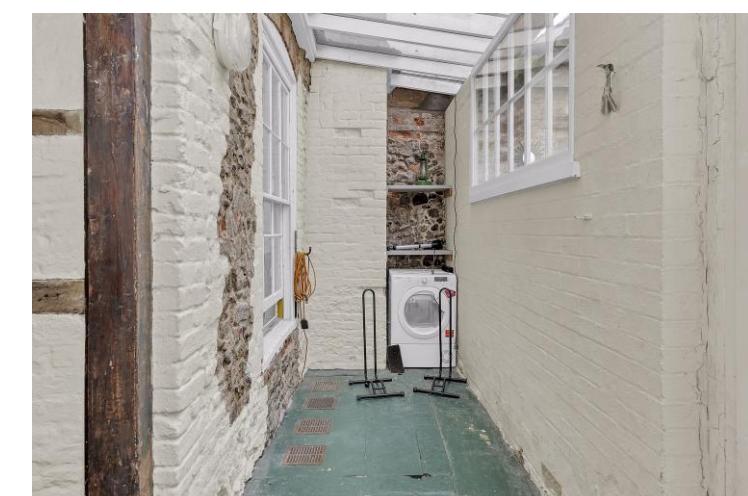
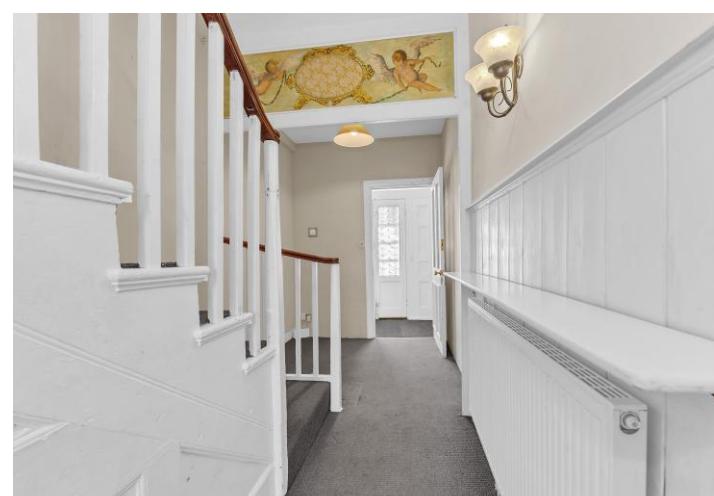
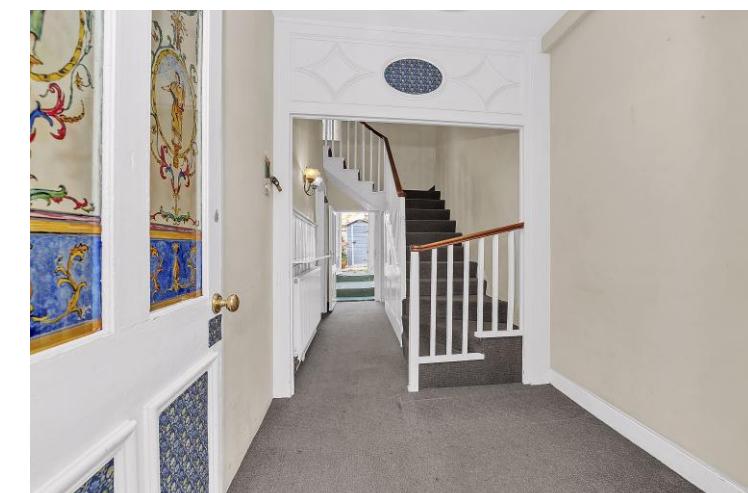
Additional Information:

Council Tax Band: F

EPC Rating: D

Tenure: Freehold

Offers over £650,000
Freehold





TOTAL: 2883 sq. ft, 268 m²
 BELOW GROUND: 188 sq. ft, 17 m², FLOOR 2: 1115 sq. ft, 104 m², FLOOR 3: 763 sq. ft, 71 m², FLOOR 4: 817 sq. ft, 76 m²
 EXCLUDED AREAS: CELLAR: 269 sq. ft, 25 m², OPEN TO BELOW: 10 sq. ft, 1 m²
 WALLS: 249 sq. ft, 23 m²

All Measurements Are Approximate, This Floor Plan Is a Guide Only. Produced By Dcpp.



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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