



102 Eastgate Street, Bury St. Edmunds, Suffolk, IP33 1YW

MARK · EWIN
BURY ST EDMUNDS

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Edmunds, Suffolk, IP33 1YW

Situated within walking distance of the Abbey Gardens and the market town centre is this well-presented two bedroom terraced property. On the ground floor, the property comprises of an open plan sitting and dining room, which then leads to the fitted kitchen. On the first floor, two good-sized bedrooms can be found along with the bathroom. Outside, parking is offered via a permit with West Suffolk Council. The rear garden is mainly laid to lawn with a patio area and is enclosed by fencing, it also benefits from a summerhouse. Please note that the neighbour has access across the rear garden. Additional Information: Tenure: Freehold Broadband: Standard, Superfast & Ultrafast are available in this area. (Source Ofcom) Mobile Coverage: Vodafone, EE, O2 and Three are available in this area. (Source Ofcom) Services: Mains Gas, Electric, Water & Drainage. Heating via gas central heating. (Please note that none of these services have been tested by the selling agent.)



Directions

Head along Northgate Street at the T junction turn left in to Mustow Street. Proceed along Mustow Street into Eastgate 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:

Sitting/Dining Room 23' 2" x 11' 3" (7.07m x 3.44m)

Kitchen 8' 2" x 6' 5" (2.49m x 1.95m)

Bedroom 11' 4" x 11' 8" (3.46m x 3.56m)

Bedroom 11' 4" x 8' 6" (3.45m x 2.58m)

Bathroom 8' 3" x 6' 4" (2.51m x 1.94m)

Rear Garden



Additional Information:

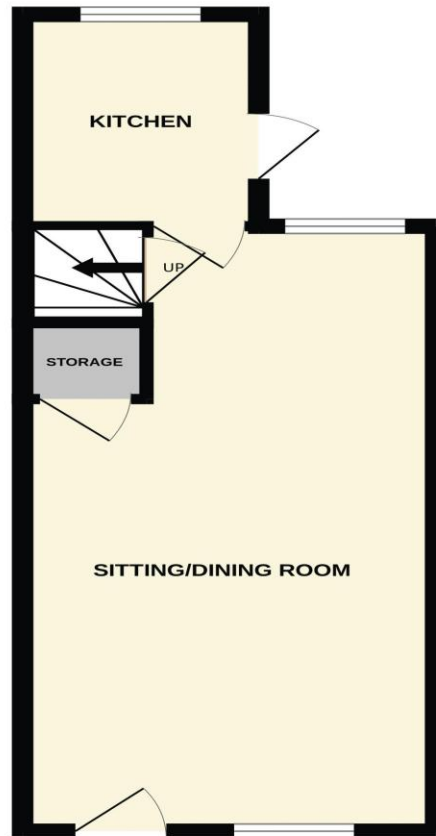
Council Tax Band: B

EPC Rating: D

Tenure: Freehold

Offers Over £200,000
Freehold

GROUND FLOOR
316 sq.ft. (29.3 sq.m.) approx.



1ST FLOOR
312 sq.ft. (29.0 sq.m.) approx.



TOTAL FLOOR AREA : 628 sq.ft. (58.3 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.

www.markewin.co.uk

01284 217530 team@markewin.co.uk

77 St Johns Street, Bury St Edmunds

Suffolk, IP33 1SQ

