



**98 Chalk Road North,
Bury St. Edmunds, Suffolk.**

**DAVID
BURR**

98 CHALK ROAD NORTH, BURY ST. EDMUNDS, SUFFOLK.

The Cathedral town of Bury St Edmunds lies in West Suffolk at the heart of East Anglia famous for its Benedictine Abbey. The town has extensive facilities and amenities to cater for all walks of life and has exceptional transport links. The A14 bypasses the town and links the Midlands with the East coast. London via the M11 is 60 miles. The railway station offers services to Cambridge, Norwich and Ipswich with connections for London. A commuter rail link is available at Stowmarket.

This charming town house occupies an exceptional position, well placed for all amenities, leisure facilities, schooling, etc. The well-balanced accommodation is further complemented by a generous west facing rear garden.

A splendid town house within easy walking distance of amenities and with the benefit of a charming west facing rear garden.

SITTING ROOM: A light room with a large sash window, fitted barrier matting, useful storage cupboard, shelving and opening to:-

KITCHEN/DINING ROOM: Fitted with an extensive range of attractive matching modern units and worktops incorporating a sink with mixer tap over. Plumbing for washing machine and integrated electric double oven, hob and extractor fan. Integrated full height fridge/freezer. Views over the garden and door opening onto terracing. Staircase off.

First Floor

LANDING: Access to loft storage space and doors to:-

BEDROOM: A spacious room with fitted shelving.

BATHROOM: A spacious room enjoying a view over the rear garden and finished with a bath that includes an electric shower over. WC and wash hand basin. Large storage cupboard and further linen cupboard.

Outside

The property has a charming frontage with ample space for bin storage, flower pots, etc.

The rear garden is one of the property's most attractive features, generous in size, enjoying complete privacy and bordered by a high brick and flint wall. There is a terrace and useful **STORAGE SHED** to the rear.

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SERVICES: Main water, drainage and electricity are connected. Gas fired heating to radiators. **NOTE:** None of these services have been tested by the agent.

LOCAL AUTHORITY: West Suffolk Council: 01284 763233. **Council Tax Band:** B - £1,699.34 – 2025/26.

EPC RATING: D.

PROPERTY POSTCODE: IP33 3BW

TENURE: Freehold.

CONSTRUCTION TYPE: Brick.

COMMUNICATION SERVICES: **Broadband Speed:** Up to 5500 Mbps (source Ofcom).

Mobile Coverage: EE and Three – good outdoor and in-home. 02 and Vodafone – good outdoor.

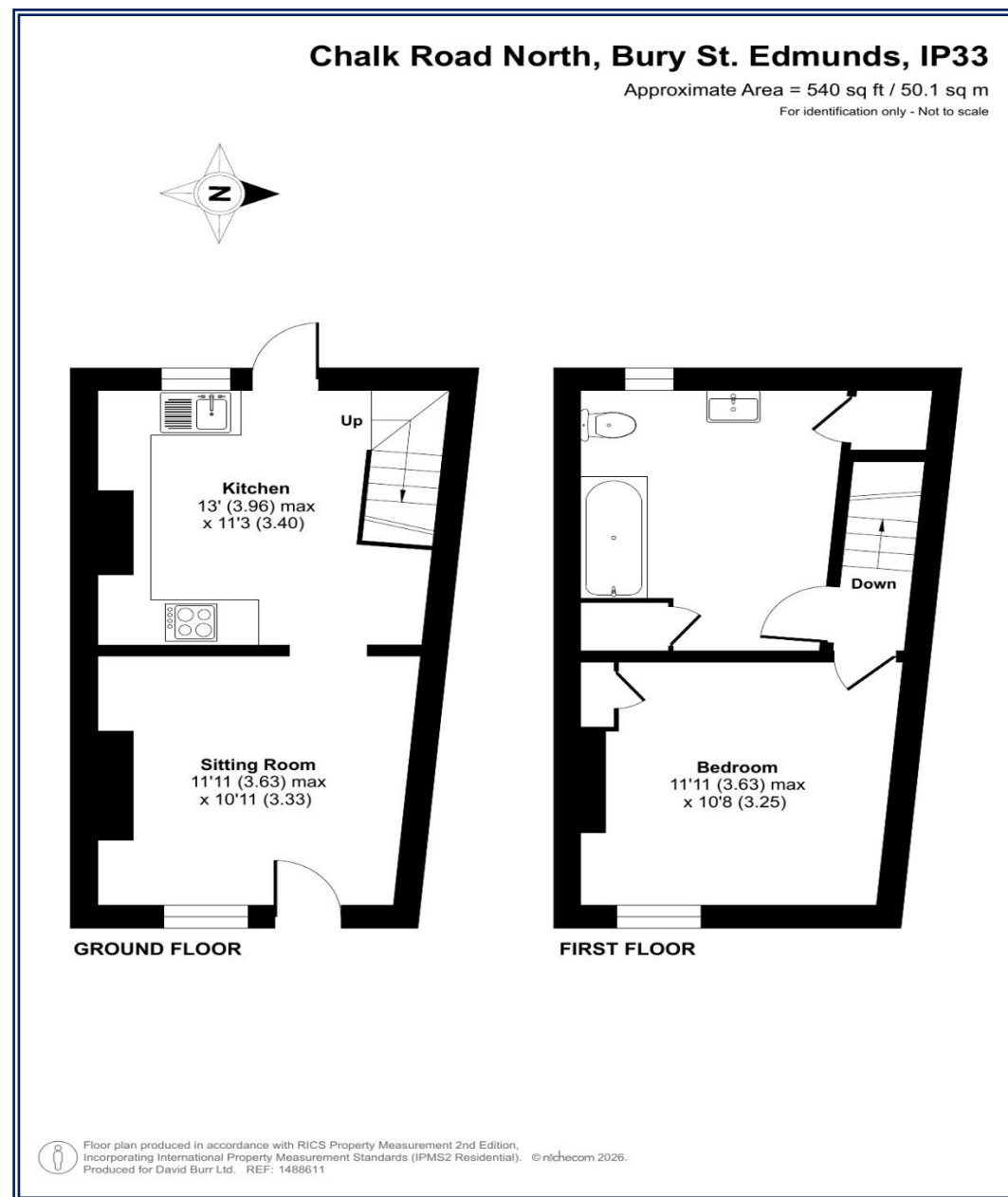
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AGENTS NOTE: The property has the benefit of a pedestrian right of way to the rear over a neighbouring property.

WHAT3WORDS: ///geologist.body.residual.

VIEWING: Strictly by prior appointment only through DAVID BURR Bury St. Edmunds 01284 725525.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.



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Newmarket 01638 669035 Long Melford 01787 883144 London 020 78390888 Linton & Villages 01440 784346

