



## Crown Street , Bury St. Edmunds, IP33 1QU

Isaac Estates are delighted to market this charming two bedroom three storey town house situated in a prominent setting close to the Abbey Gardens and town centre. The property is currently in the process of being modernised throughout to include a new kitchen and bathroom.

In brief the property is set over three floors and offers entrance hallway, sitting room with new laminate flooring fitted, new kitchen with integrated oven and hob, refrigerator included. The first floor offers bedroom with fitted storage cupboard with plumbing for an automatic washing machine, new bathroom. The second floor offers a further double bedroom with fitted wardrobes. Externally there is a small courtyard garden.

Viewing highly recommended

**£1,250 Per month**

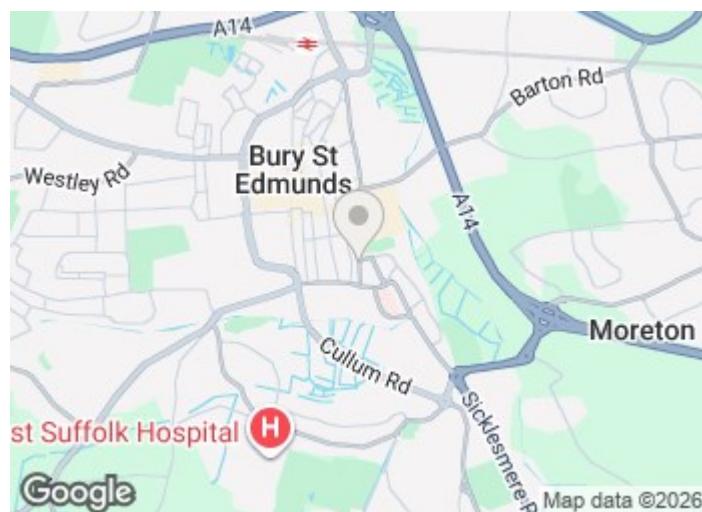


# Crown Street

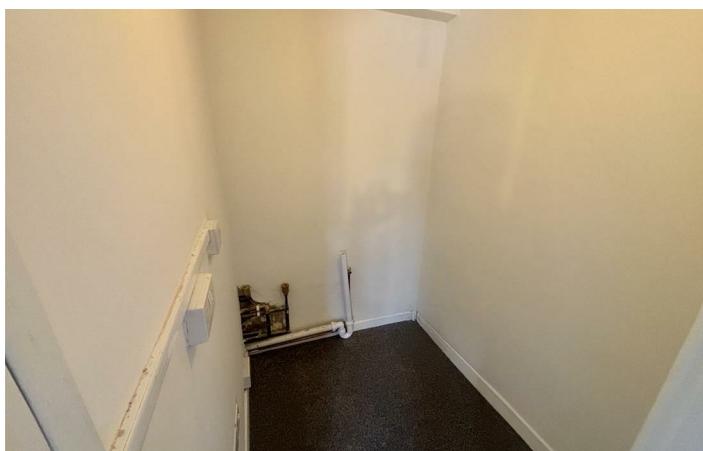
, Bury St. Edmunds, IP33 1QU



- TWO BEDROOM THREE STOREY TOWN HOUSE
- ENTRANCE HALLWAY, SITTING ROOM
- NEW SHOWER ROOM BEING FITTED
- VIEWING HIGHLY RECOMMENDED
- SITUATED CLOSE TO THE TOWN CENTRE AND ABBEY GARDENS
- NEW KITCHEN WITH INTEGRATED OVEN AND HOB, REFRIGERATOR
- SECOND BEDROOM TO SECOND FLOOR WITH FITTED WARDROBES, SMALL REAR COURTYARD GARDEN
- CURRENTLY IN THE PROCESS OF BEING REFURBISHED THROUGH OUT
- ONE BEDROOM TO FIRST FLOOR WITH CUPBOARD WITH PLUMBING FOR WASHING MACHINE
- MINIMUM TERM CONTRACT TWELVE MONTHS, COUNCIL TAX BAND B

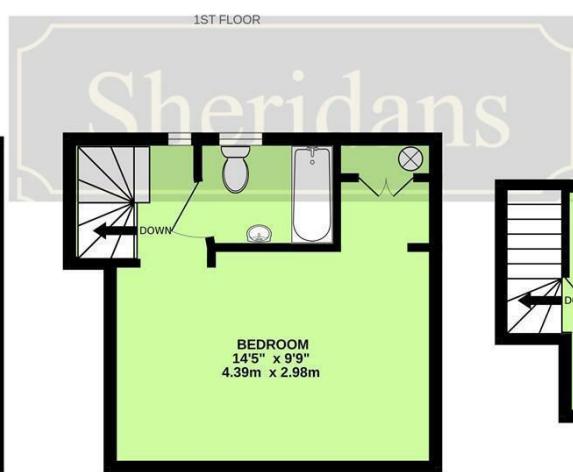
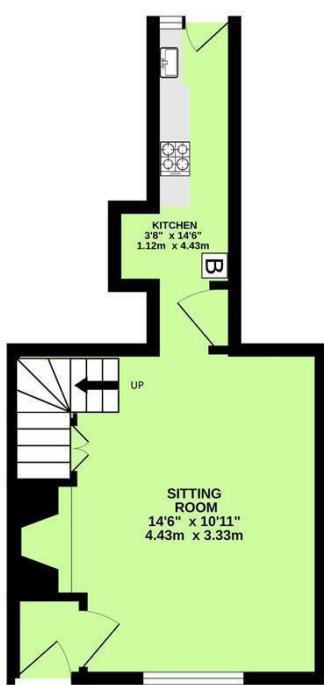


Directions



## Floor Plan

GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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12 Langton Place, Hatter Street, Bury St Edmunds, Suffolk, IP33 1NE  
Tel: 01284 620011 Email: [ryan@isaacestates.co.uk](mailto:ryan@isaacestates.co.uk) [www.isaacestates.co.uk](http://www.isaacestates.co.uk)

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   | 53                      |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |