

THE  
**Mortimer  
& Gausden**  
PARTNERSHIP

38 Southgate Street,  
Bury St. Edmunds, IP33 2AZ

Offers In Excess Of  
£325,000



## Stunningly Renovated, Two Bedroom Period Property

Nestled a short walk into the thriving Bury St Edmunds town centre, this beautifully renovated, and exceptionally presented two bedroom home offers a desirable blend of both character and contemporary practicality.

Bury St Edmunds is a highly desirable place to live, and mirrors the properties unique blend of historic charm, modern convenience, and a strong sense of community. Renowned for its beautiful architecture and the iconic Abbey Gardens, the town provides an attractive and peaceful setting while remaining lively and well connected. Residents benefit from a wide range of independent shops, restaurants, cultural attractions, and excellent schools, making it well suited to families and professionals alike.

With easy access to the surrounding Suffolk countryside as well as good transport links to Cambridge and London via the A14 and train station, Bury St Edmunds combines quality of life with practicality, making it an appealing place to call home.

Approximately four years ago, the property was fully renovated top-to-toe including, new combi-boiler which has been serviced regularly.

- Stunning Two Bedroom Home
- Fully Refurbished Four Years Ago
- New Combi Boiler & Secondary Glazing Throughout
- Amazing Original Features
- Allocated Parking
- Private Front Patio Area
- A Truly Must See Property!
- Decorated In Charm & Ambience





Upon arrival you are greeted by a private parking space, before leading to the screened patio, ideal for al-fresco dining and adding a choice of potted greenery.

#### Ground Floor:

The entrance hall offers original checkerboard flooring before leading to the generously proportioned dining room with storage, housing both the washing machine and boiler, making for a useful utility cupboard. The kitchen is well-appointed, offering integrated appliances behind a modern, shaker-style fascia. Appliances include: fridge-freezer, dishwasher, electric oven, hob and extractor fan. The sizeable lounge completes the ground floor with electric fireplace and stunning exposed beam.

One of many focal points is the original, wide staircase with heavy oak carved bannister leading to the first floor.

#### First Floor:

Bedroom two is a large double room overlooking the front of the property complete with large feature fireplace and en-suite wc, fitted with wc, basin, storage and heated towel rail.

The stunning four-piece family bathroom with exposed beams is elegantly designed with clawfoot, roll top bath, burlington wc, shower cubicle with rainfall shower, basin and heated towel rail.

#### Second Floor:

The landing holds the perfect space for a desk, creating ideal scope for those who work remotely.

Bedroom one is a large double bedroom with stunning en-suite, complete with walk in shower, wc, basin, and storage.

#### Agent Notes:

EPC Rating: C

Council Tax Band: D

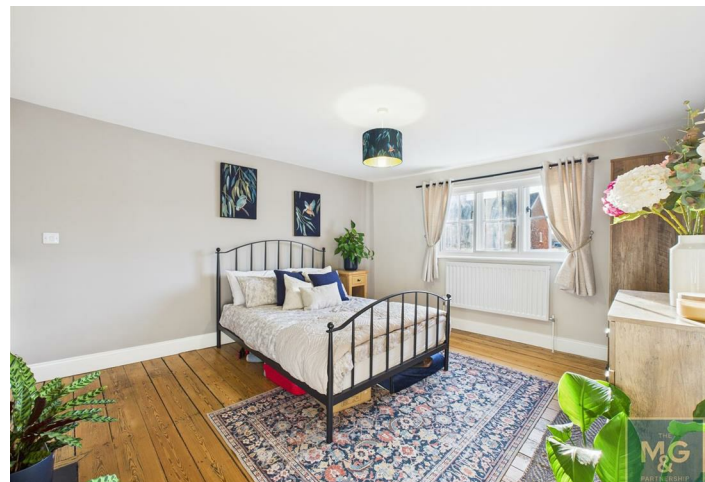
Tenure: Freehold with a very small area believed to be Flying Freehold

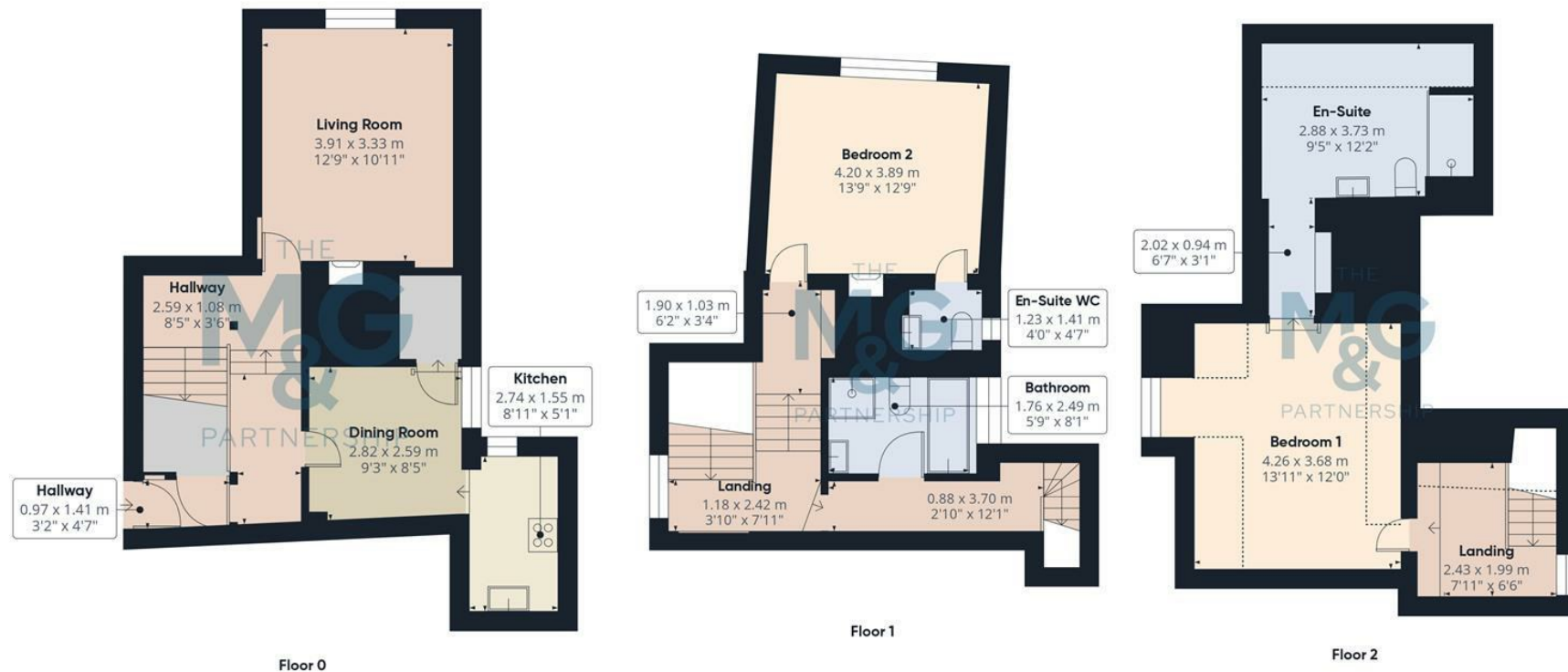
All mains services connected.

What3Words: ///accented.walks.blunt

Broadband speed: Up to 1800 mbps available (Source Ofcom)

Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)





Please Note: These details have been carefully prepared in accordance with the Sellers instructions, however their accuracy is not guaranteed. Measurements are approximate and where floor plans have been included, they serve purely as a guide to general layout and should not be used for any other purpose. The photographs displayed are also for promotional purposes only, and do not indicate the availability to purchase any of the fixtures and fittings. We have not tested any services or appliances, and potential purchasers should make their own enquiries to ensure that they are of a satisfactory working standard. Important: No person in the employment of Mortimer & Gausden Limited has any authority or ability to make or give warranty or representation whatsoever in relation to this property. If you are in any doubt as to the correctness of any of the content contained in either these details, our advertising or website, please contact our offices immediately.

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