



**2 Friary Court,
Bury St. Edmunds, Suffolk.**

**DAVID
BURR**

2 FRIARY COURT, EASTGATE STREET, BURY ST. EDMUNDS, SUFFOLK. IP33 1AP

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 3-storey town house occupies a lovely position backing onto the river in a discreet location about a 5-minute walk from the town centre. Further benefits include off-road parking and **NO ONWARD CHAIN**.

A spacious versatile town house with off-road parking.

ENTRANCE HALL: With a staircase to first floor and doors to:-

KITCHEN/DINING ROOM: Divided into 2 distinct areas with the kitchen area having an extensive range of matching modern units and granite style worktops incorporating a stainless-steel sink unit with mixer tap over. Integrated fridge, freezer and Smeg dishwasher. Plumbing for washing machine. Electric oven with 4-ring gas hob and extractor fan over. The dining area has a useful storage cupboard and double doors opening to:-

SITTING ROOM: With double doors opening to the west facing terrace and overlooking the river beyond. Useful storage cupboard.

CLOAKROOM: Fitted WC and wash hand basin.

First Floor

LANDING: Staircase to second floor and doors to:-

BEDROOM 2: With a view taking in the charming urban setting with the river in the foreground, rooftops and Church spire in the distance.

BEDROOM 3: A spacious L-shaped room.

FAMILY BATHROOM: Bath with separate shower over and side screen. WC and wash hand basin.

Second Floor

BEDROOM 1: A spacious L-shaped room with access to loft storage space.

ENSUITE: Fully tiled shower cubicle, WC and wash hand basin.

Outside

To the front of the property is allocated **OFF-ROAD PARKING**. To the rear is a charming terrace elevated above the river to give an almost countryside feel, enjoying a south-west facing aspect to take advantage of the afternoon/evening sun.

AGENTS NOTE

We understand that the area to the front of the property is owned by a management company and as such a service charge will be payable, prospective purchasers should seek advice from their legal advisor.

2 FRIARY COURT, EASTGATE STREET, BURY ST. EDMUNDS, SUFFOLK. IP33 1AP

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: D - £2,184.87- 2025/26.

EPC RATING: C.

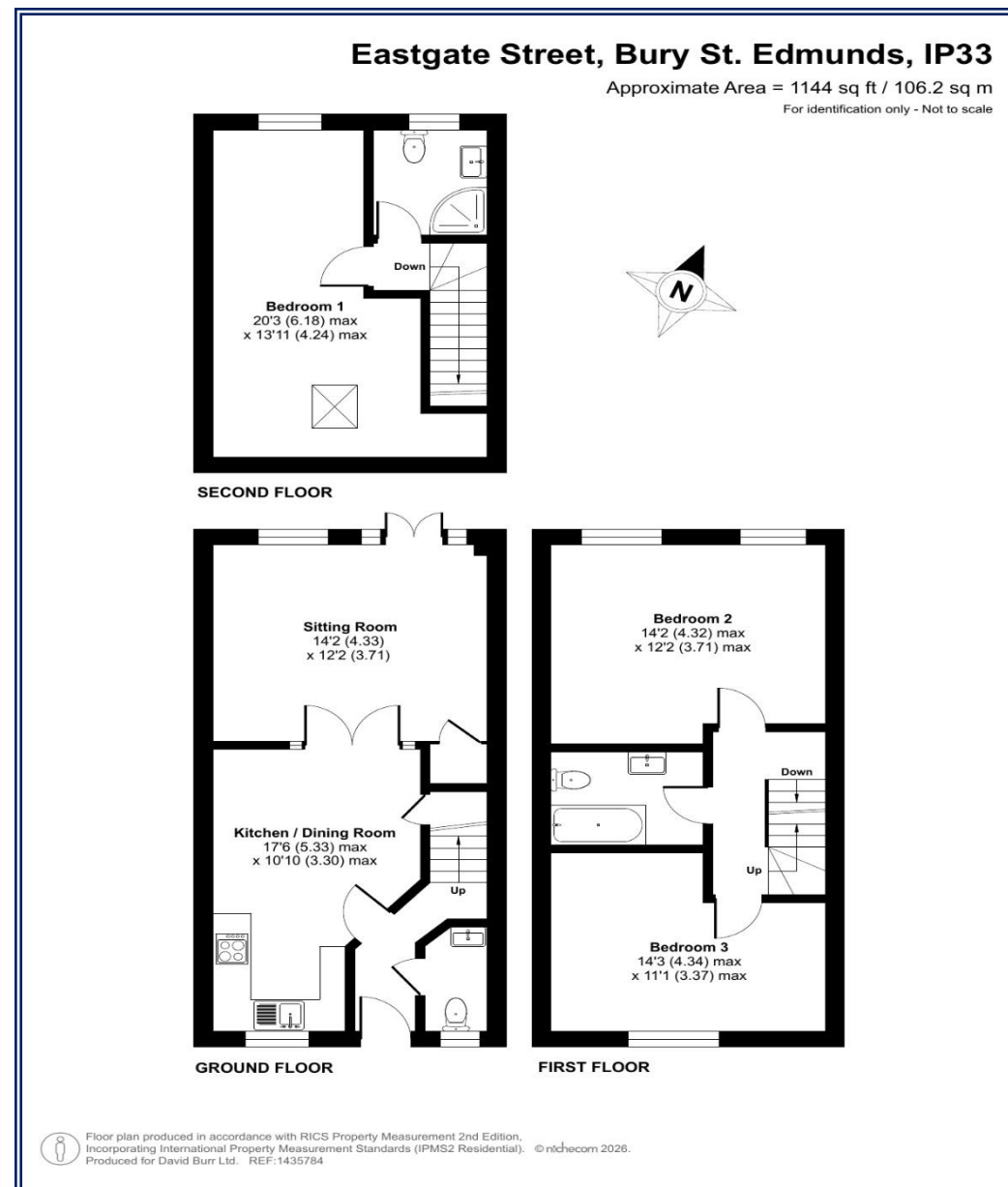
BROADBAND SPEED: Up to Mbps (source Ofcom).

MOBILE COVERAGE: EE, Three, 02 and Vodafone – outdoor, likely. (source Ofcom). **NOTE:** David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or phone services by visiting <https://checker.ofcom.org.uk/>.

WHAT3WORDS: ///officers.spirits.cadet.

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.



Bury St Edmunds 01284 725525 Leavenheath 01206 263007 Clare 01787 277811 Castle Hedingham 01787 463404 Woolpit 01359 245245

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

