



**56 Eastgate Street,
Bury St. Edmunds, Suffolk.**

**DAVID
BURR**

56 EASTGATE STREET, BURY ST. EDMUNDS, SUFFOLK. IP33 1YW

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 end terraced cottage requires significant updating/remedial works but nonetheless occupies a lovely position well placed for the Abbey Gardens, town centre, train station, etc. Further benefits include a part flint walled garden and **NO ONWARD CHAIN**.

An end terraced period cottage requiring renovation/modernisation only a short walk from the town centre.

ENTRANCE VESTIBULE: Fitted barrier matting and door to:-

First Floor

SITTING/DINING ROOM: A spacious room with a fitted log burning stove on a Granite hearth and incorporating display shelving to side.

LANDING: Pine doors opening to:-

KITCHEN: A light room fitted with a range of matching modern units and worktops incorporating a single drainer sink unit with mixer tap over. Plumbing for washing machine and space for full height fridge/freezer. Integrated oven, hob and extractor fan.

BEDROOM 1: Enjoying a view of the street scene below.

BEDROOM 2: Overlooking the rear garden with access to the loft storage space. Linen cupboard and further cupboard with hanging rail. Door to:-

Inner Hall: Tiled floor and door to garden. Door to:-

BEDROOM 3: Overlooking the rear garden.

SHOWER ROOM: Fully tiled shower cubicle, heated towel rail, WC and wash hand basin.

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Outside

A raised rear garden bordered by a part brick and flint wall with established trees, shrubs and raised planters.

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: Awaiting report.

BROADBAND SPEED: Up to 1800 Mbps (source Ofcom).

MOBILE COVERAGE: 02, Three and Vodafone – good outdoor and in-home. EE – good outdoor. (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: ///array.relaxing/kilowatt.

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

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