



Eastgate Street, Bury St. Edmunds, Suffolk, IP33 1XX

**MARK · EWIN**  
BURY ST EDMUNDS

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This chain-free three-bedroom townhouse enjoys a highly convenient position within easy walking distance of the town centre and the beautiful Abbey Gardens.

Arranged over three well-planned floors, the accommodation begins with a welcoming entrance hall, a cloakroom, and a spacious open-plan living area incorporating the sitting room, dining space, and fitted kitchen. The kitchen is stylishly appointed with an attractive range of units and integrated appliances, including an oven, hob with extractor hood, dishwasher, fridge-freezer, and washing machine. The ground floor also offers underfloor heating throughout.

The first floor comprises two generous double bedrooms, both benefiting from built-in wardrobes and one with a Juliet Balcony, together with a contemporary family bathroom fitted with a shower over the bath. Occupying the entire second floor, the impressive principal bedroom suite offers built-in storage and a well-appointed en-suite bathroom featuring both a separate bath and shower.

Externally, the property benefits from a private, low-maintenance courtyard garden enclosed by an attractive brick-and-flint wall, creating a charming outdoor space for relaxation and entertaining. A dedicated parking space is conveniently located directly in front of the property.

Disclaimer: This image has been digitally enhanced and includes virtual furniture for illustrative purposes only. The appearance, layout, fixtures, fittings and furnishings shown may differ from the property's current condition. Prospective purchasers should rely on a physical inspection of the property.

#### Additional Information

Tenure: Freehold

Mobile Coverage: EE, O2, Three & Vodafone are available in this area. (Source Ofcom)

Broadband: Standard, Superfast & Ultrafast are available in this area. (Source Ofcom)

Services: Mains Electric. Heating via an air source heat pump with a bore hole for water and there is a private drainage system. (Please note that none of these services have been tested by the selling agent.)



#### Directions

Head along Northgate Street at the T junction turn left in to Mustow Street. Proceed along Mustow Street into Eastgate Street where the property can be found on the left hand side.

#### Location

The historic market town of Bury St Edmunds provides an extensive range of shopping facilities, including the Arc Shopping Centre. There are also excellent educational, recreational and cultural facilities and for those needing to commute there is convenient access to the A14, which provides links to Cambridge, Ipswich and London / Stansted Airport via the A11/M11. The railway station at Bury St Edmunds offers a link to mainline services to London Liverpool Street and Kings Cross.

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**Accommodation:**

Entrance Hall 3' 10" x 11' 3" (1.16m x 3.43m)

Cloakroom 2' 9" x 8' 0" (0.85m x 2.45m)

Sitting Room 12' 4" x 11' 11" (3.77m x 3.62m)

Dining Area 9' 9" x 7' 3" (2.98m x 2.22m)

Kitchen 5' 10" x 11' 7" (1.79m x 3.53m)

Landing 3' 1" x 10' 2" (0.93m x 3.10m)

Bedroom 16' 11" x 11' 11" (5.15m x 3.62m)

Bedroom 11' 3" x 14' 9" (3.43m x 4.49m)

Bathroom 10' 11" x 7' 0" (3.33m x 2.13m)

Landing 4' 4" x 3' 1" (1.31m x 0.93m)

Bedroom 16' 11" x 22' 4" (5.16m x 6.81m)

Ensuite 10' 0" x 6' 8" (3.04m x 2.02m)

Courtyard Garden



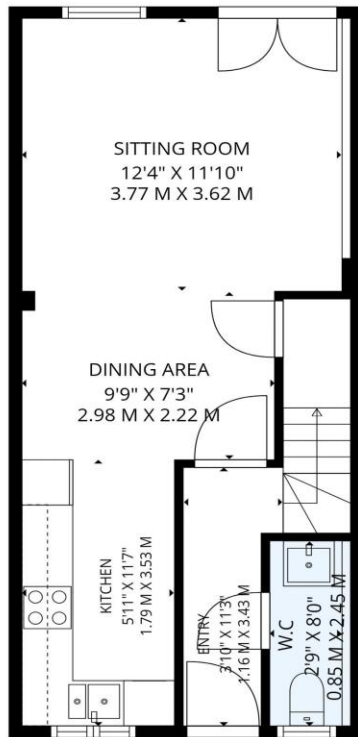
**Additional Information:**

Council Tax Band: D

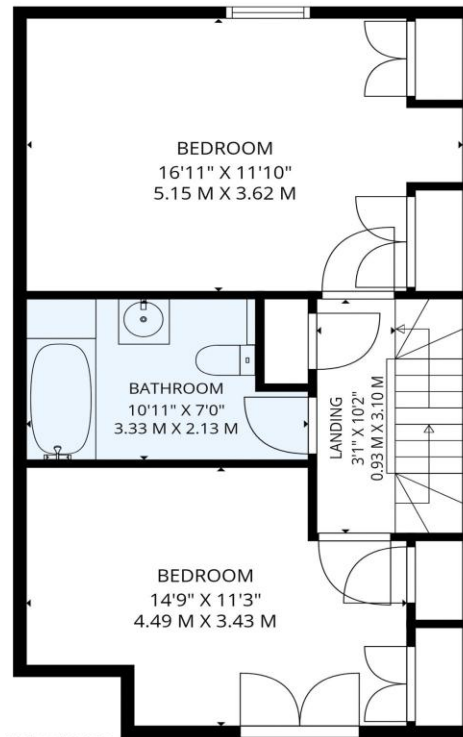
EPC Rating: C

Tenure: Freehold

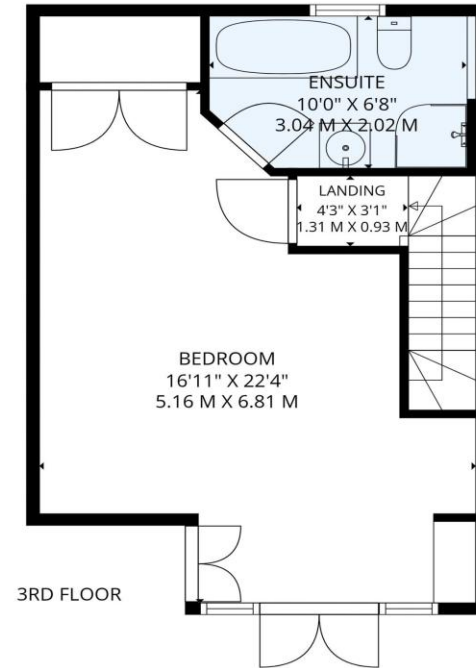
**Guide Price £350,000  
Freehold**



1ST FLOOR



2ND FLOOR



3RD FLOOR

All Measurements Are Approximate, This Floor Plan Is a Guide Only. Produced By Dcgp.



**MONEY LAUNDERING REGULATIONS 2003:** Purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

**PLEASE NOTE:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the Agents.

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