



Albert Street, Bury St. Edmunds, Suffolk, IP33 3DZ

MARK · EWIN
BURY ST EDMUNDS

Presented with no onward chain, this charming two-bedroom Victorian mid-terrace property is situated a short walk from the town centre and local amenities.

The accommodation on the ground floor offers a welcoming and open-plan sitting/dining room flowing seamlessly into the kitchen. The kitchen offers a range of wall and base level units and is equipped with a breakfast bar. A rear lobby provides access to the garden and leads the bathroom complete with a shower over bath. From the dining room a staircase leads to the cellar, which offers ample flexible space, complete with décor, heating, a window, and a built-in cupboard.

Upstairs, the first floor accommodates two bedrooms, with bedroom one featuring an en-suite shower and both bedrooms equipped with built-in cupboards.

Externally, a charming front garden enclosed by walling leads to the entrance door. The generously sized rear garden presents a well-maintained lawn with tasteful planted borders. Notably, a covered paved patio area outside the kitchen extends into the garden, providing a lovely outdoor space. Additionally, the garden boasts a summerhouse with a decking area, as well as a garden shed.

Agents note: This property has a right of access over the neighbouring property. This is primarily for bin access.

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 Gas, Electric, Water & Drainage. Heating via gas central heating. (Please note that none of these services have been tested by the selling agent.)



Directions

Travelling west along Risbygate Street, at the CO-OP turn left into Albert Street, the property will be found on your right-hand side just past York Road.

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.

Accommodation:

Sitting Room 11' 6" x 15' 1" (3.50m x 4.60m)

Dining Room 10' 2" x 10' 10" (3.10m x 3.29m)

Kitchen 15' 0" x 7' 10" (4.58m x 2.40m)

Rear Lobby 2' 11" x 6' 4" (0.90m x 1.94m)

Bathroom 7' 11" x 7' 9" (2.41m x 2.36m)

Cellar 11' 8" x 11' 9" (3.55m x 3.57m)

First Floor Landing

Bedroom One 12' 8" x 11' 11" (3.86m x 3.64m) maximum

En-Suite 5' 10" x 4' 11" (1.78m x 1.49m)

Bedroom Two 10' 3" x 9' 9" (3.12m x 2.97m)

Outside

Front & Rear Gardens

Additional Information:

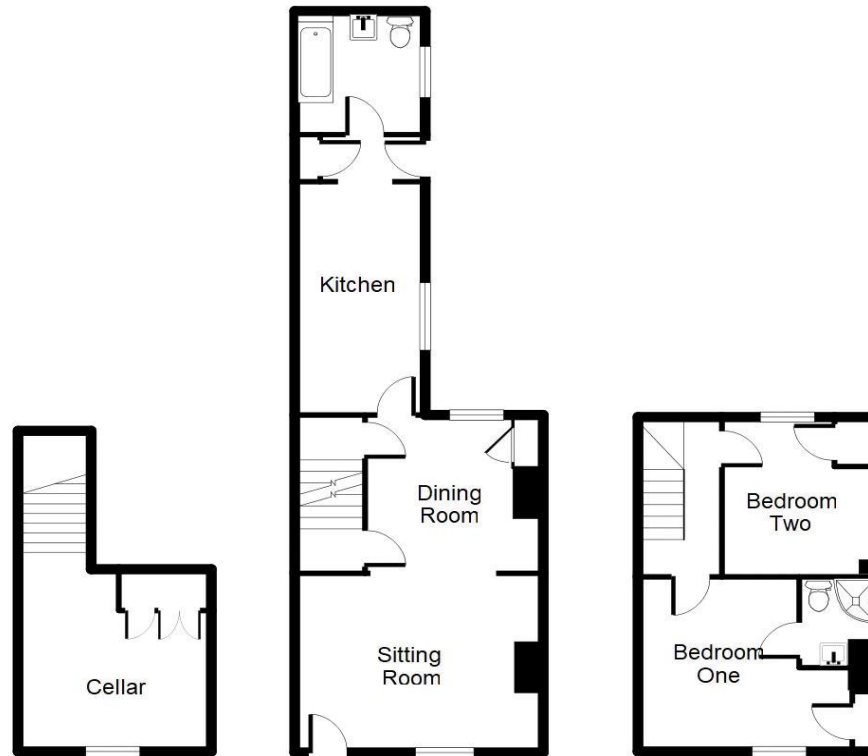
Council Tax Band: B

EPC Rating: C

Tenure: Freehold

**Offers Over £325,000
Freehold**





For identification only - Not to scale
(c) Visual Floor Planner

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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