



Churchgate Street, Bury St. Edmunds, Suffolk, IP33 1RH

MARK · EWIN
BURY ST EDMUNDS

Churchgate Street, Bury St. Edmunds, Suffolk, IP33 1RH

A characterful two-bedroom, terraced property located in the medieval grid of Bury St Edmunds.

The property sits within walking distance of the town centre and local amenities. The accommodation comprises a reception/dining room with a feature brick fireplace, a sitting room, fitted kitchen, useful utility area and a garden room currently used as a dining room with doors opening onto the garden. Moving to the first floor, there are two bedrooms, the principal benefits from a dressing area and a modern bathroom featuring a separate bath and shower completes the accommodation on offer. Parking available via a permit with West Suffolk Council.

Agents note: This property is situated in a conservation area.

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 are tested by the selling agent.)



Directions

Travelling from Angel Hill proceed past the Abbey Gardens and the Cathedral, at the Norman Tower turn right into Churchgate Street, the property will be found on your left hand side.

Location

Located within the Medieval Grid the property is a short walk from all that Bury St Edmunds town centre has to offer. The 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 / Stanstead Airport via the A11/M11. There are also good rail links.

Accommodation:

Sitting Room 9' 1" x 16' 6" (2.76m x 5.02m)

Dining Room 9' 3" x 10' 11" (2.82m x 3.32m)

Utility Area 6' 4" x 5' 2" (1.93m x 1.57m)

Kitchen 9' 6" x 8' 5" (2.89m x 2.56m)

Garden Room 10' 11" x 9' 8" (3.32m x 2.94m)

Bedroom 9' 3" x 10' 9" (2.83m x 3.27m)

Dressing Area 6' 1" x 5' 5" (1.85m x 1.66m)

Bedroom 9' 0" x 10' 11" (2.74m reducing to 1.92m x 3.34m)

Garden



Additional Information:

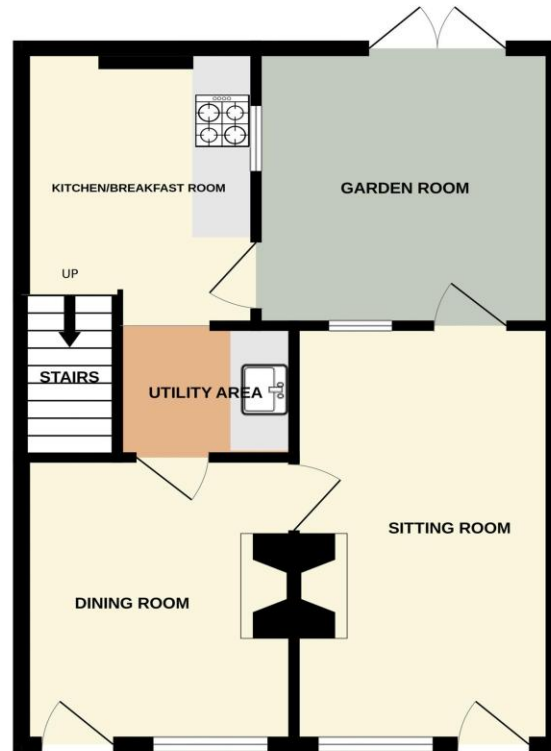
Council Tax Band: C

EPC Rating: D

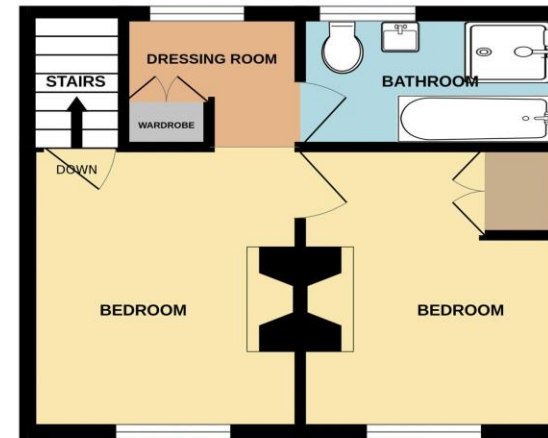
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**Offers Over £270,000
Freehold**

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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