estates

CHURCHGATE STREET
BURY ST EDMUNDS
F O R S A L E

- FULLY RENOVATED
- MODERN KITCHEN & BATHROOM
- HIGH LEVEL OF FINISH
- GRADE II LISTED
- CHAIN FREE
- MEDIEVAL GRID
- TOWN CENTRE
- SPACIOUS ACCOMMODATION
- CHARACTER THROUGHOUT
- COUNCIL TAX BAND - B



PRICE

£200,000







GD Estates are delighted to present to the market this beautifully presented Grade II listed duplex apartment, ideally located in the heart of the historic Medieval Grid in Bury St Edmunds.

This charming property has been thoughtfully and fully renovated, seamlessly blending modern finishes with its rich period character.

Arranged over two floors, the accommodation offers a spacious and well-appointed kitchen, a light and airy living room, a well-proportioned bedroom (with built in wardrobes), and a fantastic bathroom.

Perfectly positioned within walking distance of the town's amenities, this unique home offers both character and convenience in one of Bury St Edmunds' most sought-after locations.



LOCATION:

The apartment is ideally located on Churchgate Street in the heart of the Medieval Grid of Bury St Edmunds. Within easy walking distance of the Abbey Gardens, Theatre Royal, and a charming blend of independent shops, cafés, and restaurants. Bury St Edmunds also offers excellent transport links: the A14 provides strong road connections, while the nearby train station offers direct services to London, Cambridge, and Ipswich.

ENTRANCE HALLWAY:

The property is approached via a communal stairwell, accessed through a walkway leading from Churchgate Street.

Entry to the apartment itself is gained through a wooden door into the entrance hallway, which offers access to all first-floor accommodation.

KITCHEN
11' 5" x 10' 7" (3.48m x 3.23m):

The modern and beautifully presented kitchen features a stylish range of wall-mounted and base units, set beneath square-edge worktops and complemented by Porcelanosa tiled splashbacks. It includes a breakfast bar, an inset sink with drainer and mixer tap, along with integrated appliances such as an electric hob with extractor fan, oven and grill, fridge-freezer, dishwasher and washer-dryer. A sash window overlooks the rear aspect, and the space is complete with a newly installed Fischer electric radiator.

LIVING ROOM
16' 6" x 14' 6" (5.03m x 4.42m):

This bright and spacious reception room offers flexible living, with ample space for both a comfortable lounge area and a dining table. Full of character, the room features exposed beams and an attractive feature fireplace as a focal point. Further benefits include stairs to the first floor, a built-in storage cupboard, a wooden sash window to the front aspect, and a modern Fischer electric radiator, creating a welcoming and practical living space.







STUDY/LANDING:

The generous first-floor landing provides access to the bedroom and bathroom while also offering ample space for a home office or study area. A loft hatch gives access to useful additional storage. A wooden-framed sash window, overlooks the rear aspect and allows plenty of natural light to fill the space.

BEDROOM
13' 2" x 10' 5" (4.01m x 3.18m)

Spacious double bedroom benefiting from double built in wardrobes, sash window to the front aspect and a Fischer electric radiator.

BATHROOM
11' 9" x 7' 7" (3.58m x 2.31m):

The exceptionally spacious bathroom has been beautifully appointed with a contemporary Porcelanosa four-piece white suite, comprising a panelled bath, fully tiled shower cubicle, low-level WC, and a wall-mounted wash hand basin with useful storage beneath. An obscure uPVC window to the rear aspect allows for natural light while maintaining privacy, and a heated towel rail adds both comfort and practicality.

TENURE:

The property is LEASEHOLD, chain free and will be sold with vacant possession.

Lease details:
There is a lease remaining of 112 years.
Annual ground rent of £250.

SERVICES:

The property offers mains water, drainage and electricity.



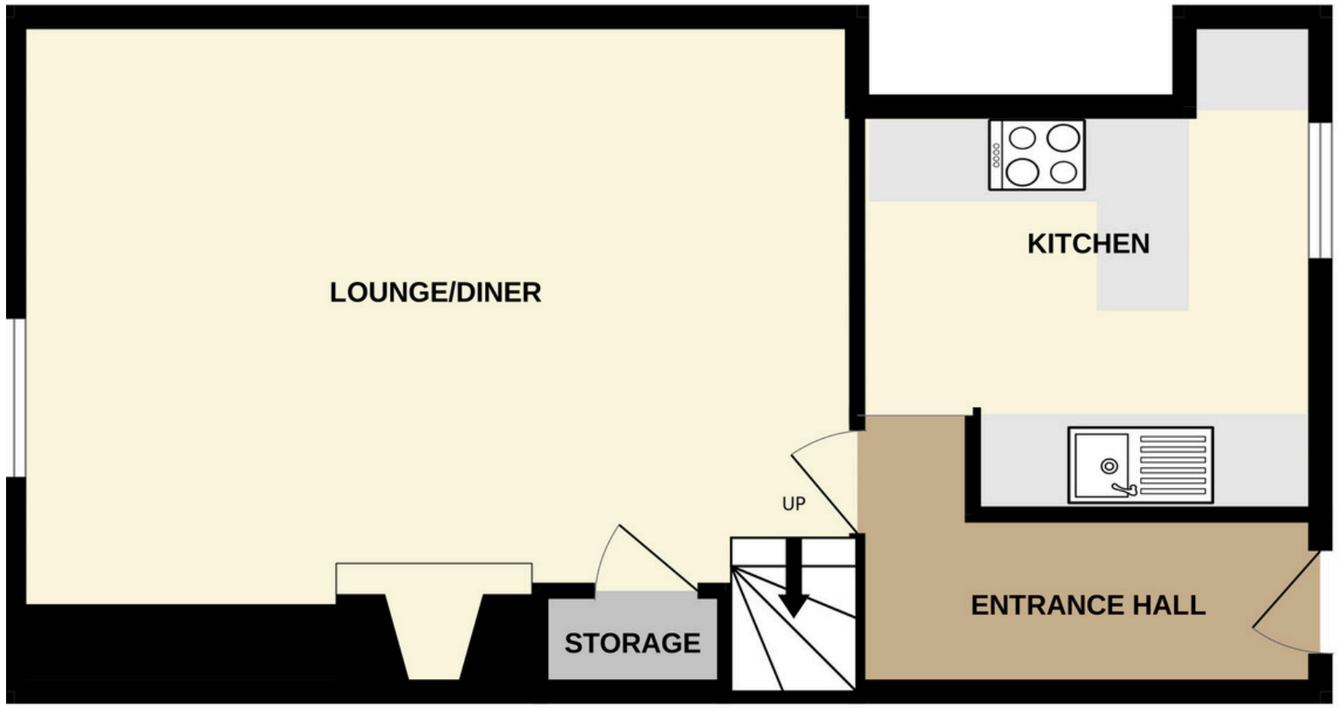


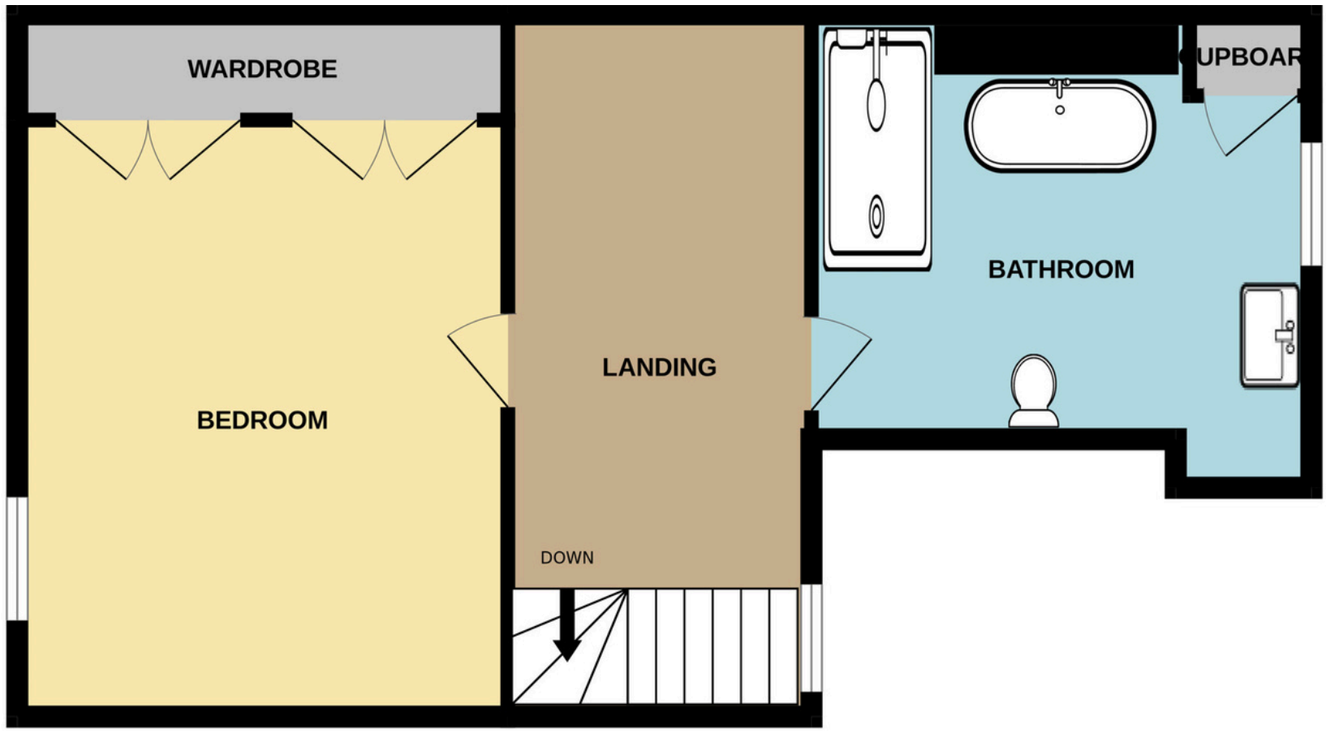
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