

# Flat 1, 39 St. Johns Street - Offers Over £135,000

Bury St. Edmunds IP33 1SN

**shires**

Estate & Letting Agents



*"Consistently providing outstanding service to our clients"*

# Offers Over £135,000

## The Property

Shires are delighted to offer to let this ground floor one bedroom apartment located in St Johns Street and within close walking distance of all the amenities the town has to offer. The accommodation is via the front door into the Sitting Room, Hall with Cloaks Cupboard and door to Cellar Stairs, Bedroom overlooking the shared courtyard garden, En Suite Shower Room, Kitchen to the rear with door to Courtyard. The property is located in a Residents Parking Permit area and also has the benefit of a shared rear courtyard garden.

Please note this property is currently rented out, the photos used in our brochure are from prior to the tenant moving into the property.

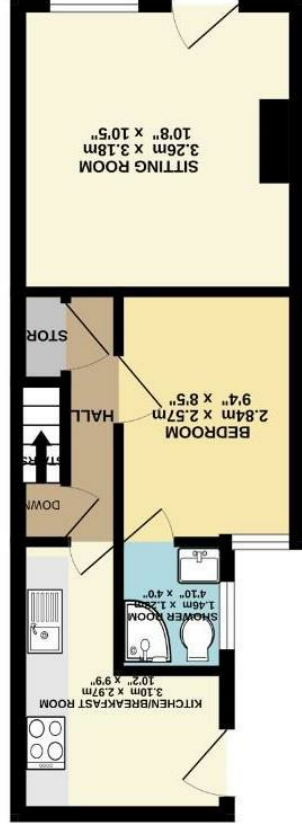
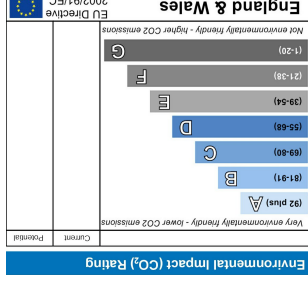
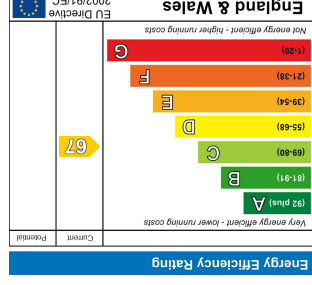
Please be aware that images of the property may have been digitally enhanced, edited, or staged using artificial intelligence, and may not reflect the current presentation or furnishings.

## Features

- 1 BEDROOM GROUND FLOOR FLAT
- KITCHEN, BATHROOM, SITTING ROOM, CELLAR
- SITUATED IN THE HEART OF BURY ST EDMUNDS
- GREAT FOR FIRST TIME BUYERS
- ELECTRIC HEATING
- COUNCIL TAX BAND A
- EPC D
- LONG LEASE CONTRACT
- GREAT FOR BUY TO LET INVESTORS
- CALL US TO ARRANGE VIEWINGS!







Whilst every attempt has been made to ensure the accuracy of the diagram contained here, measurements of space, volume, count and any other figures are reproduced as shown for general information or reference only. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee is given as to their quality or efficacy.

These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed survey of the property nor have we tested measurements or specific fittings. Whilst measurements and statements given within the details are provided in good faith, their accuracy should not be relied upon. If there are any points about which you may be uncertain or would like further clarification, we would suggest that you telephone this office and speak to our staff who will endeavour to assist you.

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