



**34 Garland Street,
Bury St. Edmunds, Suffolk.**

**DAVID
BURR**

34 GARLAND STREET, BURY ST. EDMUNDS, SUFFOLK. IP33 1HB

The Cathedral town of Bury St Edmunds lies in West Suffolk at the heart of East Anglia famous for its Benedictine Abbey. The town has extensive facilities and amenities to cater for all walks of life and has exceptional transport links. The A14 bypasses the town and links the Midlands with the East coast. London via the M11 is 60 miles. The railway station offers services to Cambridge, Norwich and Ipswich with connections for London. A commuter rail link is available at Stowmarket.

This charming Victorian house occupies an exceptional setting in the heart of the town yet has the added benefit of off-road parking and a part flint walled west facing garden. The property offers versatile accommodation and is offered with **NO ONWARD CHAIN**.

A charming Victorian town house with off-road parking and a west facing garden.

SITTING ROOM: With a pitch pine floor running throughout, large bay window and pretty Victorian fireplace on a tiled hearth. Opening to:-

DINING ROOM: Tiled floor, pine doors, useful storage cupboard and staircase off. Door to:-

KITCHEN: Fitted with a range of matching units and worktops with inset single drainer sink unit and mixer tap over. Integrated oven with hob and extractor fan over. Door to garden.

CELLAR/UTILITY ROOM: A useful conversion with tiled floor, plumbing for washing machine, space for appliances and fitted worktop with inset stainless steel sink unit.

First Floor

LANDING: Useful storage cupboard, access to loft storage space and doors to:-

BEDROOM 1: Sash window and built in double wardrobe.

BEDROOM 2: Enjoying a view over the rear garden.

BATHROOM: Bath with shower over, WC and wash hand basin.

Second Floor

STUDY/OCCASIONAL BEDROOM: 16' x 14'5" (including chimney and staircase). A versatile space that could be utilised as an occasional bedroom and is well suited as a study space. Exceptional roof top view. Exposed floorboards and useful storage cupboards.

Outside

To the front of the property is **OFF-ROAD PARKING** and to the rear is a charming west facing part flint walled garden with an expanse of lawn and colourful beds.

AGENTS NOTE

The property is located in a conservation area.

SERVICES: Main water, drainage and electricity are connected. Gas fired heating. **NOTE:** None of these services have been tested by the agent.

34 GARLAND STREET, BURY ST. EDMUNDS, SUFFOLK. IP33 1HB

LOCAL AUTHORITY: West Suffolk Council: 01284 763233. Council Tax Band: B - £1,699.24 – 2025/26.

EPC RATING: E.

BROADBAND SPEED: Up to 1800 Mbps (source Ofcom).

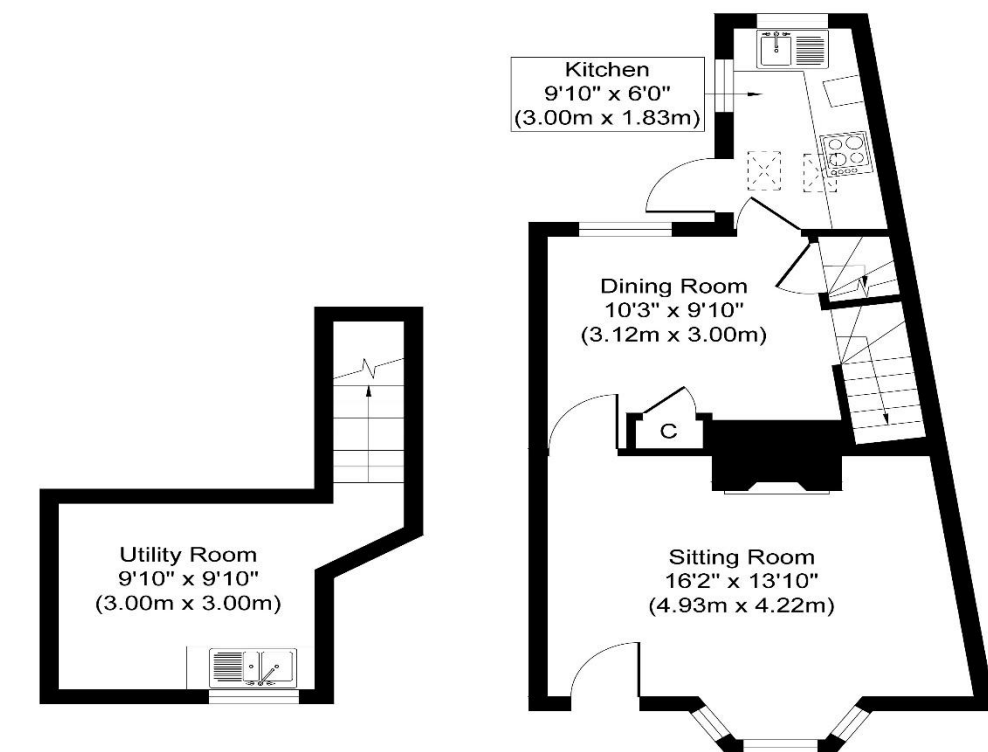
MOBILE COVERAGE: EE, Three, 02 and Vodafone – outdoor, likely. (source Ofcom).

NOTE: David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or phone services by visiting <https://checker.ofcom.org.uk/>.

WHAT3WORDS: ///disarmed.betraying.boot.

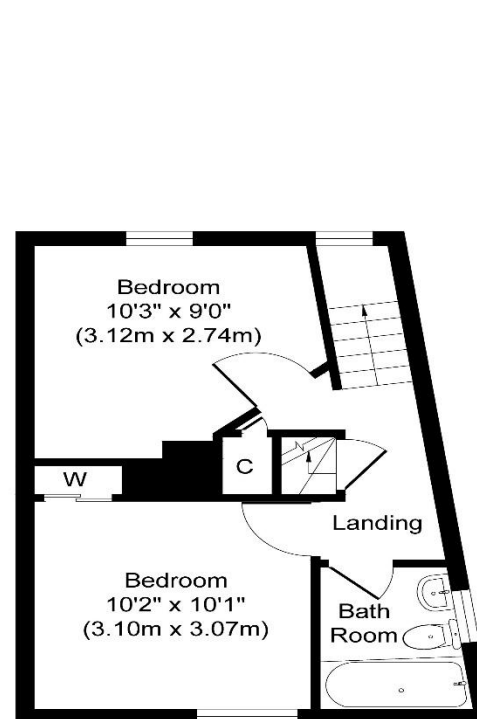
VIEWING: Strictly by prior appointment only through DAVID BURR Bury St. Edmunds 01284 725525.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

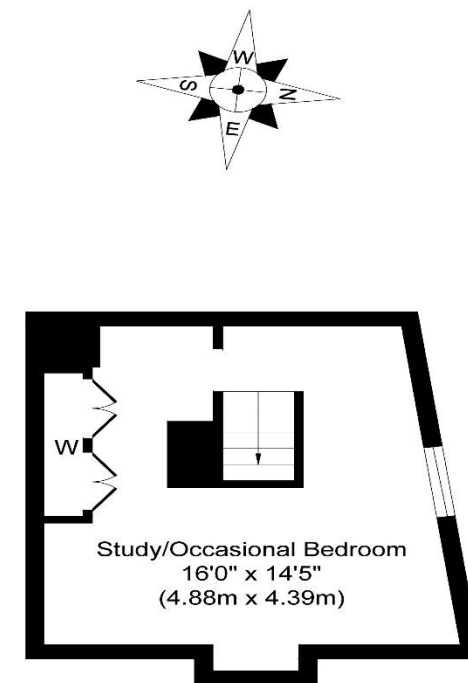


Basement
Approximate Floor Area
109 sq. ft
(10.08 sq. m)

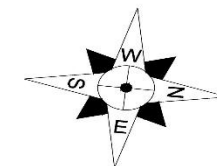
Ground Floor
Approximate Floor Area
353 sq. ft
(32.82 sq. m)



First Floor
Approximate Floor Area
307 sq. ft
(28.56 sq. m)



Second Floor
Approximate Floor Area
210 sq. ft
(19.51 sq. m)



Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

