



**8 Orchard Street,
Bury St. Edmunds, Suffolk.**

**DAVID
BURR**

8 ORCHARD STREET, BURY ST. EDMUNDS, SUFFOLK. IP33 1EH

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 elegant Victorian town house retains much of the original character (9ft high ceilings, fireplace, cornicing, picture rails, etc). The well-proportioned accommodation is further complemented by a charming south-west facing garden. The property requires significant updating/modernisation but nonetheless offers a rare opportunity for a project within walking distance of the town centre. **NO ONWARD CHAIN.**

An elegant town house requiring significant updating/modernisation with the benefit of a walled south-west facing garden

ENTRANCE HALL: An inviting area with a 9ft high ceiling, staircase off and door to:-

SITTING ROOM: A splendid room, full of character with a large bay window, central sash, deep skirting, wood panelled walls, display shelving, picture rail, cornicing and ceiling rose. Fireplace with inset coal effect fire, tiled slips and marble surround.

DINING/LIVING ROOM: A versatile space with a high ceiling, picture rail, large storage cupboard, access to cellar and door to:-

LEAN-TO: A light addition overlooking the garden and with a door opening to terracing.

KITCHEN: Door with coloured glass inset opening to lean-to and finished with an extensive range of matching units and worktop incorporating twin bowl sink unit, mixer tap over. Plumbing for washing machine, space for fridge/freezer and oven. Opening to:-

Inner Hall: Fitted storage shelving and door to:-

SHOWER ROOM: Shower cubicle, WC and wash hand basin.

CELLAR: 6ft.3in ceiling height with a brick floor. Space for storage and workshop with fitted bench, power points and light.

First Floor

LANDING: With a 9ft high ceiling, access to loft storage space and doors to:-

BEDROOM 1: With a 9ft high ceiling and a large sash window enjoying a lovely view of the street scene below.

BEDROOM 2: With a 9ft high ceiling, wardrobe/storage cupboard and 2 large sash windows that provide views over the rear garden.

BEDROOM 3: Window providing a view of the street scene below.

INNER LANDING/BATHROOM: Divided into two distinct areas. The inner landing having a linen cupboard. The bathroom finished with an enamel bath, WC and wash hand basin.

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Outside

To the front of the house are raised beds filled with colour and established hedges. There is a side passage that leads into the house and could be well utilised for the storage of bikes, etc.

The walled rear garden is one of the property's most attractive features, enjoying a predominantly south-west facing aspect to take advantage of the afternoon/evening sun and includes an area of terracing, pathways bordered by established trees and shrubs. External tap.

AGENTS NOTE

Whilst the property is perfectly habitable as it is, there are areas of damp/brickwork that need repair, the lean-to requires replacement, etc.

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

LOCAL AUTHORITY: West Suffolk Council: 01284 763233. Council Tax Band: D - £2,086.39.

EPC RATING: Currently awaiting report.

BROADBAND SPEED: Up to 1000 Mbps (source Ofcom).

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

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WHAT3WORDS: ///regrowth.nuns.trimmer.

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

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