

Summary

Your chance to own a wonderful Grade II Listed home in central Bury St Edmunds. Accommodation is over 3 floors, plus a useful cellar and includes 2 bedrooms, first floor shower room, lounge and separate dining room as well as a sunny courtyard to the rear.

Description

LOCATION Nestled in the heart of Bury St. Edmunds, the town center exudes a captivating blend of history and modernity. Cobblestone streets wind past centuries-old buildings, leading to bustling markets and charming boutiques. Residents revel in the convenience of having amenities within arm's reach, from eclectic eateries to cultural venues. Vibrant community events and a strong sense of belonging thrive amidst the historic backdrop, fostering connections that enrich daily life. With excellent transport links and tranquil green spaces like Abbey Gardens nearby, living in the

town center offers an enchanting balance of urban excitement and peaceful retreat.

Approximate Room Sizes

SITTING ROOM 13' 2" x 11' 5" (4.01m x 3.48m) A bright room with Sash window to the front, fire place and fitted cupboardry.

DINING ROOM 10' 1" x 8' 9" (3.07m x 2.67m) with Sash window to the rear, stairs to the first floor, feature fire place. Wooden flooring. Understairs cupboard for storage and access to the cellar.

KITCHEN 6' 9" x 6' 2" (2.06m x 1.88m) Window to the rear and door to the side. Range of base and wall units with roll edge work surfaces and inset bowl and drainer sink unit.

FIRST FLOOR LANDING Window to the rear.

BEDROOM 1 13' 2" x 11' 5" (4.01m x 3.48m) Sash window to the front.

SHOWER ROOM Window to the rear. White suite comprising of a low level wc, pedestal wash hand basin and shower cubicle.

SECOND FLOOR

BEDROOM 2 18' 8" x 11' 7" (5.69m x 3.53m) Large room in the loft space with eave storage and window to the rear.

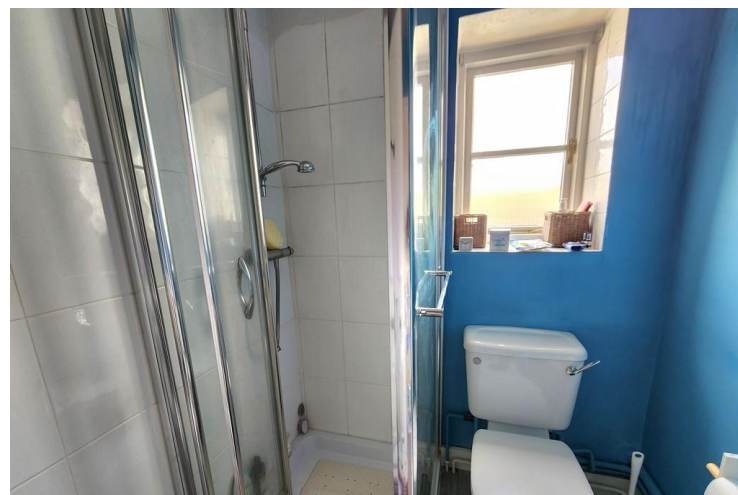
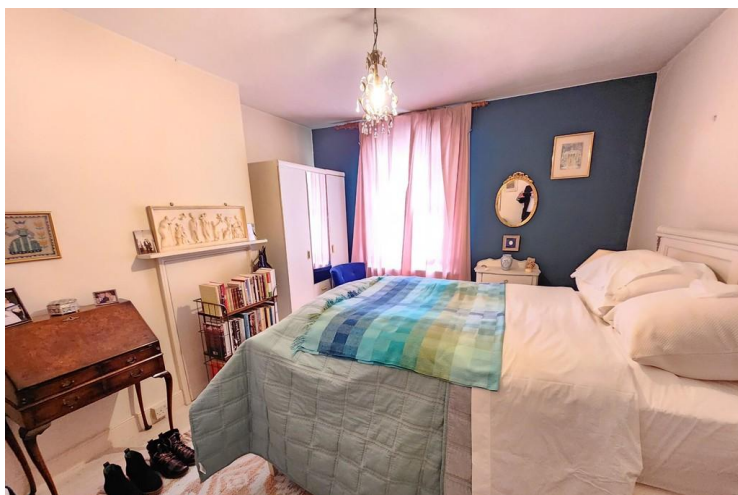
OUTSIDE A large sunny courtyard garden laid with patio with a timber fence surround.

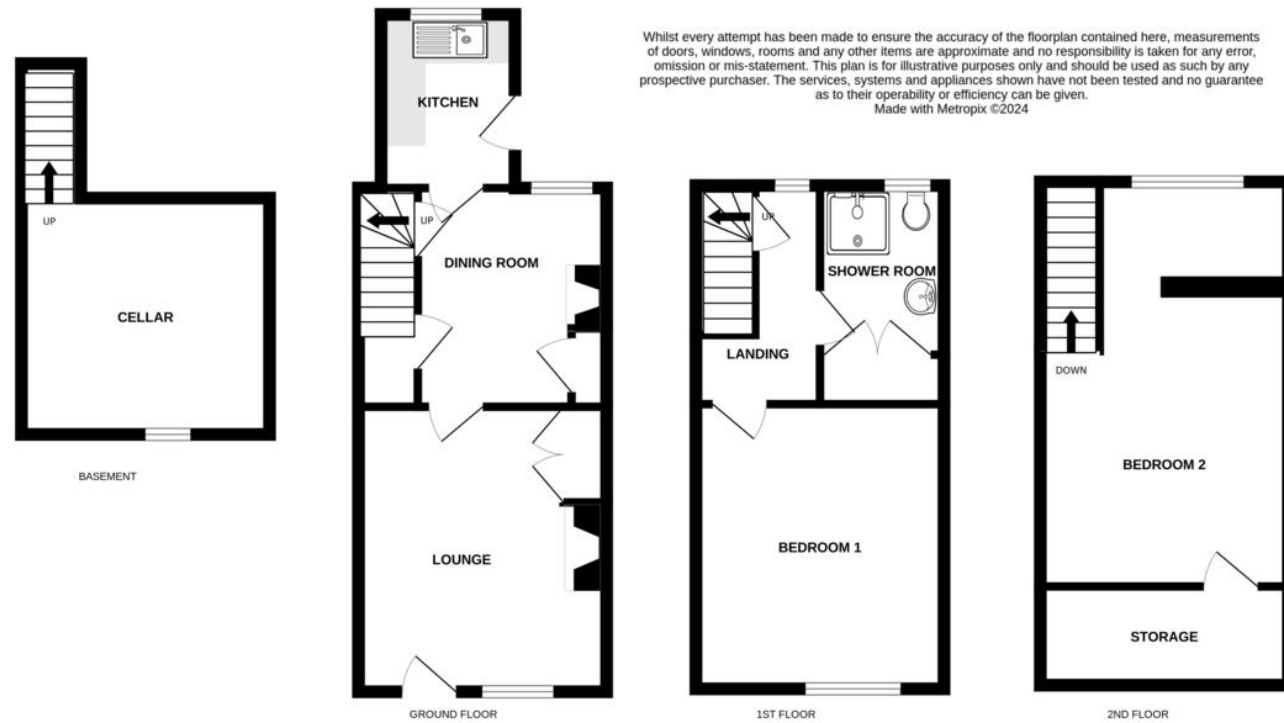
CELLAR With window to the front.

Additional Information

Local Authority – West Suffolk Council
Council Tax Band – B
Tenure – Freehold
Services – Mains gas, water & electric
Post Code – IP33 1NP

Viewings by appointment
Bychoice Estate Agents
Tel: 01284 769598





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Contact Details

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

Whiting Street | Bury St Edmunds | IP33 1NP

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Guide Price £345,000

- 2 Bedrooms
- Cellar
- Lounge
- Dining Room
- First Floor Shower Room
- Sunny Rear Garden
- Permit Parking