

DAVID
BURR

**15 COLLEGE STREET, BURY ST. EDMUNDS,
SUFFOLK. IP33 1NL**



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.

A 2-bedroom town house in the heart of the medieval grid in Bury St. Edmunds with a garage and parking.

**A town house in central Bury St. Edmunds with
garage and parking.**

Guide £245,000

BURY ST. EDMUNDS 01284 725525

*Long Melford Castle Hedingham Clare Leavenheath Newmarket Woolpit London SW1
www.davidburr.co.uk*

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SITTING ROOM: With inset ornate fireplace and door to:-

Inner Hall: With stairs rising to first floor, personnel door to side and door to:-

KITCHEN: With a range of matching wall and base units, inset sink with drainer and mixer tap over. Spaces for white goods to include fridge/freezer, washing machine, dishwasher and cooker. Windows to rear and side aspect.

First Floor

LANDING: With window to side and door to:-

BEDROOM 1: A double bedroom with space for freestanding storage and window to front aspect.

BEDROOM 2: Window to rear aspect.

BATHROOM: With a white suite comprising WC, hand wash basin with storage under, panel bath with shower attachment over and shower screen. Window to rear.

Outside

The property is accessible immediately from College Street and there is personnel and vehicular access to the rear which in turn leads to the **PARKING** area and access to the:-

GARAGE: With up and over door to front.

AGENTS NOTE

The property is listed and is within a conservation area.

SERVICES: Mains 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: B - £1,622.75 - 2024/25.

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

MOBILE COVERAGE: EE, Three, O2 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: ///film.basics.condensed.

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

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