



**Alicia House,
Bury St. Edmunds, Suffolk.**

**DAVID
BURR**

ALICIA HOUSE, SOUTHGATE STREET, BURY ST. EDMUNDS, SUFFOLK. IP33 2BB

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 exceptionally well-presented town house occupies a wonderful position well placed for town centre amenities, the Theatre Royal, Cathedral, Abbey Gardens, etc. The property was built in 2021 with a blend of character yet benefits from modern, low maintenance living. Further benefits include off-road parking and a courtyard front garden.

An exceptionally well-presented town house with off-road parking.

ENTRANCE AREA: A feeling of space is created by a 16ft high ceiling complete with central staircase dividing the open plan ground floor.

SITTING ROOM: A charming room with Karndean floor running throughout. Large storage cupboard.

KITCHEN/DINING/LIVING ROOM: An exceptional space divided into 2 distinct areas with a Karndean floor running throughout. The kitchen area has been finished with an extensive range of attractive matching modern units and thick Quartz worktops. Integrated sink unit, extensive storage includes carousel unit and full-height pull-out pantry cupboard. Integrated fridge, freezer, washing machine, dishwasher, electric oven and extractor fan.

CLOAKROOM: A spacious room with fitted WC and wash hand basin.

First Floor

LANDING: Karndean flooring, access to loft storage space and doors to:-

BEDROOM 1: A spacious room with large period style window.

BEDROOM 2: A light room with built-in double wardrobe.

BATHROOM: A spacious room with attractive tiling, Karndean floor, storage cupboards twin enamel wash hand basins, large shower cubicle, heated towel rail, WC, splendid roll top bath with period style fittings and shower attachment.

Outside

To the front of the property is **OFF-ROAD PARKING** for 2 vehicles and a cleverly designed area of garden with low maintenance in mind incorporating a terrace, a perfect size for a table and chairs with established hedging. (NB: There is no rear garden).

SERVICES: Main water, drainage and electricity are connected. Gas fired underfloor heating at ground floor, radiators to the first floor.

NOTE: None of these services have been tested by the agent.

LOCAL AUTHORITY: West Suffolk Council: 01284 763233. Council Tax Band:

EPC RATING: B.

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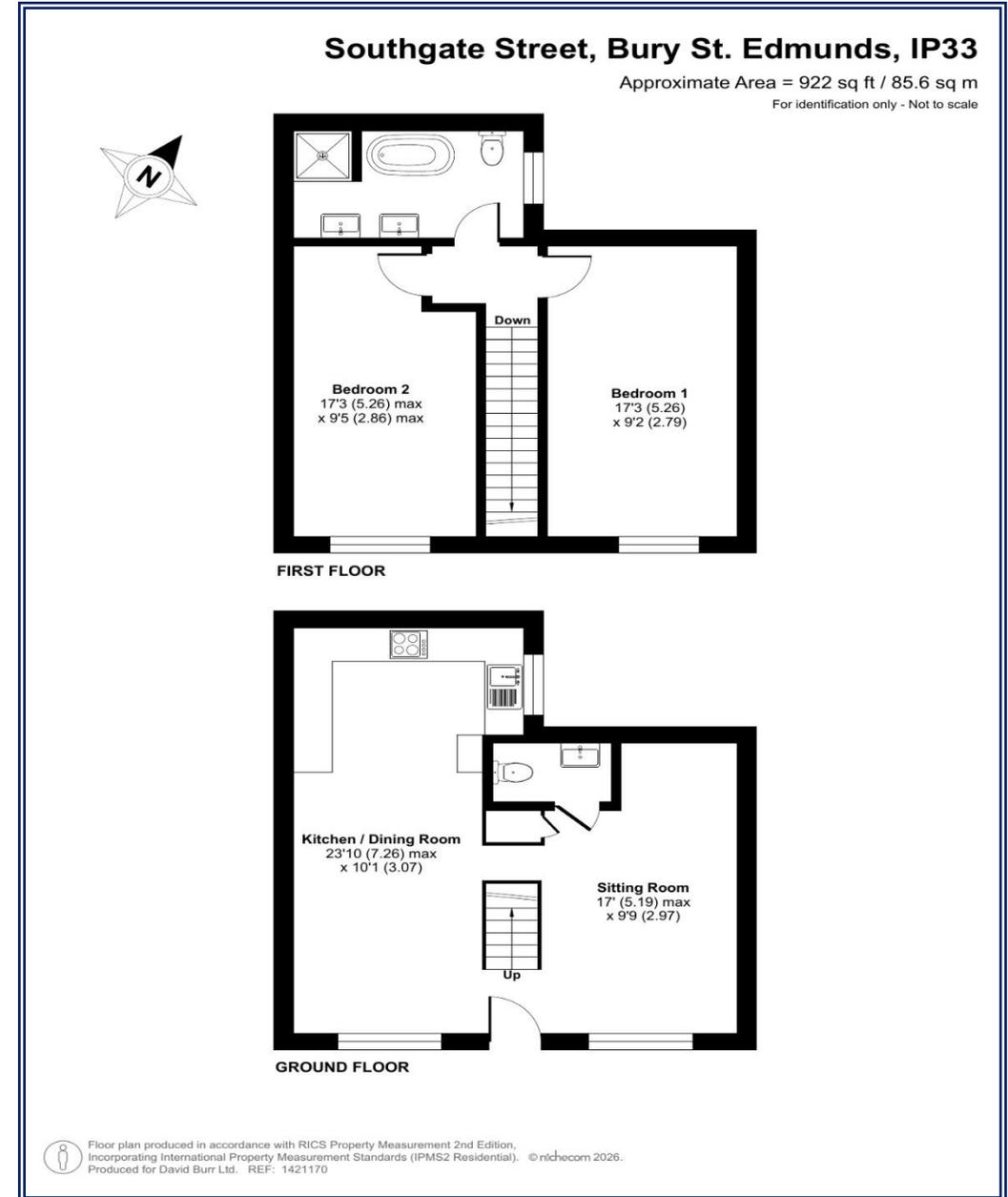
BROADBAND SPEED: Up to 1800 Mbps (source Ofcom).

MOBILE COVERAGE: EE and Three good outdoor, variable in-home. Vodafone – good outdoor. (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: ///mural.verve.dairies.

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

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