



**68 Raingate Street,  
Bury St Edmunds, Suffolk**

**DAVID  
BURR**

# 68 Raingate Street, Bury St Edmunds, Suffolk, IP33 2AR

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 delightful double fronted semi-detached Georgian cottage with a red-brick façade in a delightful town centre location. Thought to date back to approximately 1881, the property enjoys ease of access to the historic town centre, no more than approximately 10 minutes from most amenities creating a distinct ease of living. The property boasts proportionate accommodation arranged over two floors with a wealth of period features, off-road parking and a versatile cellar.

## A charming Georgian cottage offered for sale with off-road parking in an exceptional town centre location.

Entrance door leading to;

**SITTING ROOM:** An exceptional space with triple aspect windows to front and side. The sitting room is currently tastefully divided to afford a duality of living and entertaining spaces, as well as providing access to the cellar via a ground floor level hatch;

**DINING ROOM:** Recently updated – a spacious area with window overlooking the rear courtyard, suitable for formal/informal dining;

**KITCHEN:** Fitted with a range of integrated units, with worksurfaces over and spaces and plumbing for freestanding appliances to include an oven, dishwasher, washing machine and fridge/freezer.

### First Floor

**LANDING** with door to;

**BEDROOM 1:** A spacious double bedroom with integrated storage and window to front aspect.

**BEDROOM 2:** Another bedroom with integrated storage and window to side aspect.

**BEDROOM 3:** Bedroom with dual aspect windows to rear.

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**BATHROOM:** Suite comprising WC, hand wash basin, free standing slipper bath and shower.

**AIRING CUPBOARD:** A versatile storage space.

## Outside

The property enjoys a Westerly aspect to the rear with the benefit of an enclosed, walled and paved terrace suitable for al-fresco dining and entertaining. Beyond such, the property enjoys an allocated off-road parking space with pedestrian access leading from the parking area, stepping down to the rear of the property for ease of access.

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

**LOCAL AUTHORITY:** West Suffolk District Council.

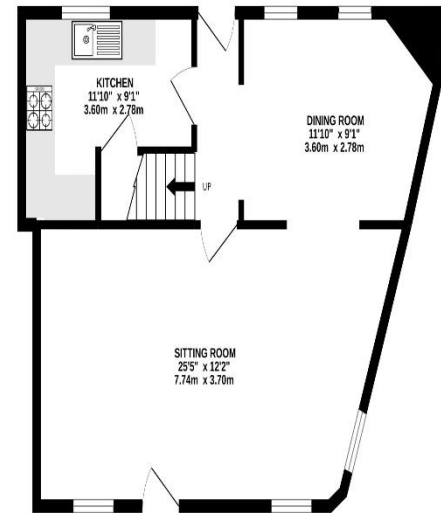
**EPC RATING:** E.

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

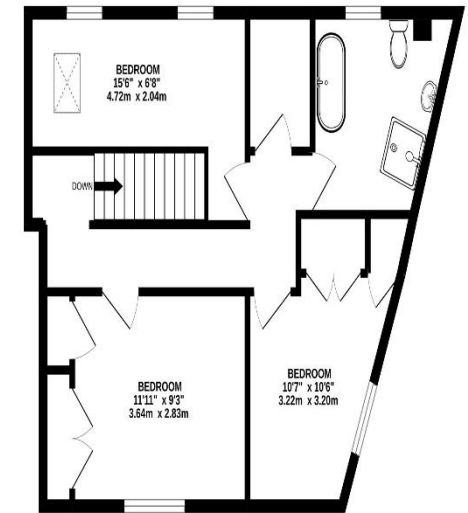
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GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 1152sq.ft. (107.0 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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