



26 Guildhall Street,  
Bury St. Edmunds, Suffolk.

DAVID  
BURR



# 26 GUILDHALL STREET, BURY ST. EDMUNDS, SUFFOLK. IP33 1QD

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 3-storey Grade II listed Georgian town house offers versatile accommodation within a favoured part of this historic town. The property requires significant updating/modernisation but nonetheless enjoys a view of the Cathedral Tower and the benefit of a walled garden. **NO ONWARD CHAIN.**

## A Grade II Listed Georgian town house requiring significant updating/modernisation.

**ENTRANCE HALL:** 26ft10 long with a 9ft high ceiling and staircase off. Door to:-

**SITTING/DINING ROOM:** An elegant room with a high ceiling and a large sash window complete with original folding wooden shutters. Fireplace with ornate Georgian grate and tiled hearth.

**KITCHEN/BREAKFAST ROOM:** Fitted with a range of matching units and worktop incorporating a single drainer sink unit, vegetable drainer and mixer tap over. Shelved **PANTRY** cupboard and double doors to garden.

**CELLAR:** Walls of exposed brick and flint, 6ft9 ceiling height and fireplace with arched chimney above. This room could be utilised as a dining room, office, etc.

### First Floor

**LANDING:** Staircase to second floor and doors to:-

**DRAWING/BEDROOM:** A charming room with sash window, high ceiling, deep skirting and fireplace with inset Georgian grate and granite hearth.

**BEDROOM:** Sash window providing views over the garden and rooftops beyond.

**SHOWER ROOM:** Fully tiled shower cubicle, WC and wash hand basin.

### Second Floor

**LANDING:** Access to loft storage space and doors to:-

**BEDROOM:** Large sash window providing an interesting roofscape view. Fireplace with inset Georgian grate and moulded wood surround.

**BEDROOM:** A large sash window provides a particularly impressive view of the Cathedral tower.

**BATHROOM:** Bath, WC and wash hand basin.

### Outside

The property has the benefit of a charming walled garden with a central expanse of lawn, established trees and shrubs.

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

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**LOCAL AUTHORITY:** West Suffolk Council: 01284 763233. Council Tax Band: D - £2,086.39 - 2024/25.

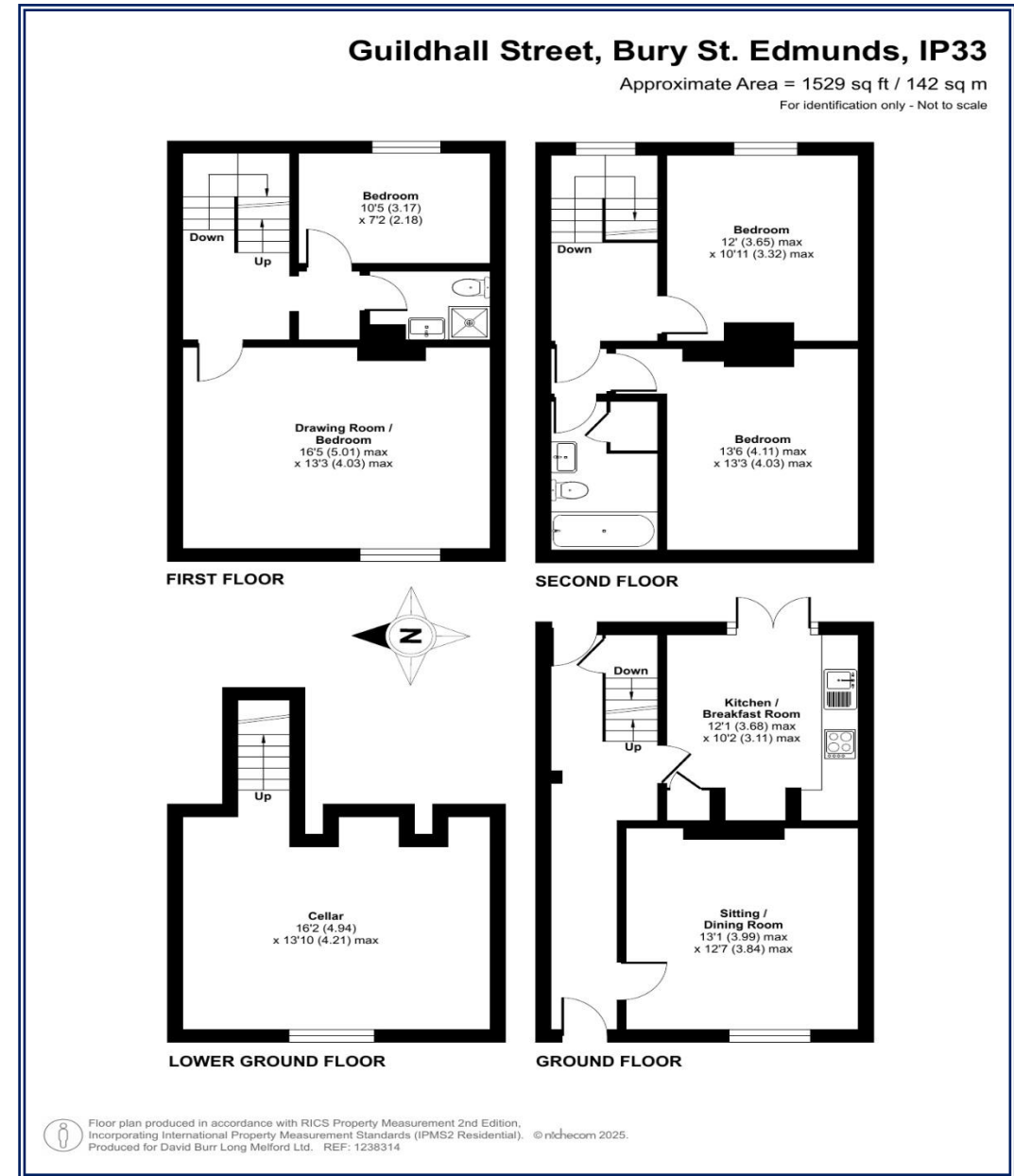
**BROADBAND SPEED:** Up to 1800 Mbps (source Ofcom).

**MOBILE COVERAGE:** EE, Three, 02 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:** ///prepared.carefully.tonight.

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

**NOTICE:** Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.



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Newmarket 01638 669035   Long Melford 01787 883144   London 020 78390888   Linton & Villages 01440 784346



