



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

**DAVID
BURR**

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 recently refurbished town house occupying a convenient and accessible position in the Bury St. Edmunds town centre with a well-balanced accommodation schedule arranged over 3-floors with the added benefit of a charming courtyard garden.

A recently refurbished town house in the Bury St. Edmunds town centre with a cellar and charming courtyard garden.

SITTING ROOM: Window to front aspect and feature fireplace housing a log burning stove with in-built cupboard. Access to:-

DINING ROOM: Stairs rising to first floor, built-in storage and door to cellar. Steps to:-

KITCHEN: Recently re-fitted with a range of wall and base units, fitted appliances to include sink inset with drainer, oven, dishwasher and fridge. Personnel door leading to the courtyard garden.

CELLAR: A versatile space capable of fulfilling a number of uses, currently used as a utility room.

First Floor

LANDING: With stairs rising to the second floor and door to:-

PRINCIPAL BEDROOM: A substantial double bedroom with window to front aspect.

BATHROOM: Well appointed suite comprising panel bath, mixer tap and shower over, wash basin, WC and window to rear aspect.

Second Floor

LANDING: Suitable for use as either dressing room or an additional **BEDROOM:** With separate door leading to:-

BEDROOM 2: A substantial double bedroom with window to front aspect, exposed ceiling timbers with loft access.

Outside

The rear garden is deliberately low-maintenance in nature, partly decked with a large area of terracing and maturing flower borders with a brick store located to the rearmost part of the plot.

AGENTS NOTE

We understand that the property is within a conservation area.

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

ADVENT HOUSE, 140 SOUTHGATE STREET, BURY ST. EDMUNDS, SUFFOLK. IP33 2AF

LOCAL AUTHORITY: West Suffolk Council: 01284 763233. Council Tax Band: B - £1,622.75 - 2024/25.

EPC RATING: D.

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: ///profited.section.famous.

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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