



**39 Out Risbygate,  
Bury St. Edmunds, Suffolk.**

**DAVID  
BURR**



# 39 OUT RISBYGATE, BURY ST. EDMUNDS, SUFFOLK. IP33 3RJ

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 spacious town house on the favoured west side of Bury St. Edmunds with the added benefit of off-road parking and private courtyard garden. The accommodation schedule comprises 3 bedrooms, family bathroom, kitchen and sitting/dining room. **NO ONWARD CHAIN.**

## **A spacious 3-bedroom town house with off-road parking and private courtyard garden on the west side of Bury St. Edmunds town centre.**

**ENTRANCE HALL:** With stairs rising to first floor, understairs storage cupboard and door to:-

**KITCHEN:** With a range of fitted wall and base units. Integrated appliances include oven with hob over and extractor above, inset stainless steel sink with drainer and mixer tap. Spaces for white goods to include a fridge/freezer and washer/dryer.

**SITTING/DINING ROOM:** A versatile reception room located to the rear of the property with French style double doors opening onto the courtyard garden.

### **First Floor**

**LANDING:**

**BEDROOM 1:** Spacious double bedroom located to the front of the property with dual aspect windows to front.

**BEDROOM 2:** Double bedroom with window to rear aspect.

**BEDROOM 3:** Window to rear aspect.

**BATHROOM:** With white suite comprising WC, hand wash basin and panelled bath with shower attachment over. Airing cupboard housing the hot water cylinder.

### **Outside**

The property has the benefit of unallocated **OFF-ROAD PARKING** and a private courtyard garden deliberately low maintenance in nature, predominantly laid to block paving with fencing to three sides and personnel gate leading to the parking area at the rear.

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**SERVICES:** Main water, drainage and electricity are connected. Electric 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.

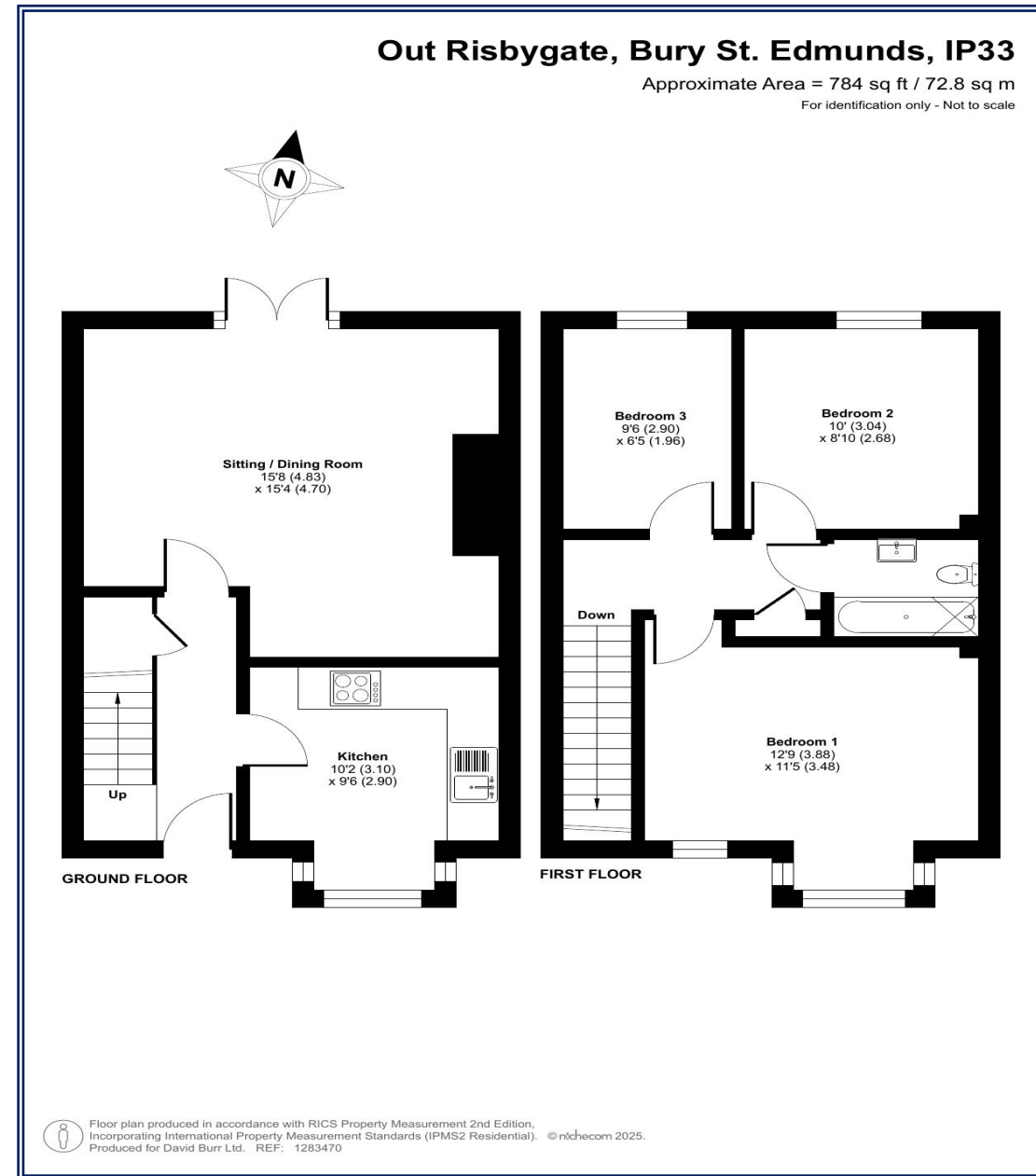
**EPC RATING:** D.

**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:** ///stereos.fish.otherwise.

**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.



Bury St Edmunds 01284 725525   Leavenheath 01206 263007   Clare 01787 277811   Castle Hedingham 01787 463404   Woolpit 01359 245245

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



