

Subject to the attached amendments, I confirm that these particulars are a true and accurate representation of my property.

Signed:.....

Date:

**DRAFT PARTICULARS
PHOTOGRAPHY
TO BE APPENDED**

**DAVID
BURR**

41 ST. JOHNS STREET, BURY ST. EDMUNDS, SUFFOLK. IP33 1SP

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 spacious period house occupies an exceptional position, well placed for town centre amenities, restaurants, shops etc in one direction and the train station in the other. Well presented throughout, the property has a particularly impressive 13ft opening from the kitchen/dining/living room opening on to the charming enclosed courtyard garden. Further benefits include 3 first floor double bedrooms (1 ensuite) and the fact that the property is offered with **NO ONWARD CHAIN**.

A spacious period house with 3 double bedrooms and a 27ft kitchen/dining/living room.

ENTRANCE HALL: An inviting area with fitted barrier matting, staircase to first floor and doors to:-

SITTING ROOM: 16'5" x 11'8" (5m x 3.56m). Two sash windows and 8'6" ceiling height.

KITCHEN/DINING/LIVING ROOM: 27'10" x 11'4" max (8.43m x 3.45m). Cleverly designed in two distinct areas with the kitchen area having an extensive range of attractive matching modern units and worktops incorporating a single drainer sink unit with mixer tap over. Space for a full height fridge/freezer. Integrated dishwasher, oven, gas hob and extractor fan over. The dining/living area enjoys large bi-folding doors that open to create a 13ft opening on to the garden.

CELLAR: 14' x 11'1" (4.27m x 3.38m). Offering potential to be a study, snug etc.

UTILITY ROOM: 6'8" x 5'10" (2.03m x 1.78m). Forming a natural addition to the kitchen and finished with the same attractive worktop, tiling and storage cupboards. Plumbing for washing machine and space for tumble dryer. Door to:-

CLOAKROOM: Fitted WC and wash hand basin with storage below.

First floor

LANDING: Access to loft storage and doors to:-

BEDROOM 1: 12'4" x 10'8" (3.76m x 3.25m). A sash window provides a view of the street scene below.

ENSUITE: Large walk-in tiled shower area, heated towel rail, WC and wash hand basin with storage below.

BEDROOM 2: 11'10" x 10'6" (3.6m x 3.2m).

BEDROOM 3: 11'8" max into recess x 11'3" (3.56m x 3.43m). Sash window.

BATHROOM: 9'10" x 8'2" (3m x 2.49m). A sash window provides natural light and is complimented by attractive wall and floor and tiles, large double shower cubicle, deep double ended bath, heated towel rail, WC and wash hand basin with storage below.

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Outside

The property has a charming enclosed courtyard garden which feels like a natural addition to the dining/living area and has been designed with low maintenance in mind.

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

AGENTS NOTE

As is not uncommon with properties of this ilk, a pedestrian right of access exists for the benefit of one property over part of the rear garden.

LOCAL AUTHORITY: West Suffolk Council: 01284 763233. Council tax band A: £1361 – 2023.

EPC RATING: C – report available upon request.

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.

FLOOR PLAN
TO BE
APPENDED

