



Eastgate Street

Bury St Edmunds, Suffolk, IP33 1YW

Guide Price £300,000

Three-bedroom Grade II listed terraced home offering a wonderful blend of character features and stylish modern living. Arranged over three storeys, the property provides a spacious and flexible layout, ideal for a range of buyers seeking charm, comfort and practicality in equal measure.



# Property Features

- Charming three-bedroom Grade II listed character home
- Set across three generous storeys offering versatile living
- Stylish interiors blending period charm with modern touches
- Spacious layout throughout with excellent room proportions
- Attractive enclosed rear garden with patio and shed space
- Chain-free transaction for a smoother purchase
- Prime central location within walking distance of Bury St Edmunds town centre
- Contemporary kitchen ideal for everyday living and entertaining

On the first floor, the landing leads to two bedrooms, with the main bedroom positioned to the front with plenty of built in storage options and a further bedroom to the rear. The family bathroom is well-appointed, featuring both a separate shower and a full-sized bath. Furthermore, there is a large storage and airing cupboard space access from the landing.

The second floor hosts the third bedroom, a bright and spacious room that also benefits from access to a separate storage area, making it ideal as a principal bedroom, guest room or home office.

Externally, the property boasts a pleasant rear garden enclosed by panel fencing. The garden includes a patio area ideal for outdoor dining, along with a separate section providing space for a wooden shed. Parking is available via on-road permit parking.

The property falls within the catchment for well-regarded local schools, making it an excellent option for families, while its central location also appeals to professionals and downsizers alike.

Tenure: Freehold

Council Tax Band: B – West Suffolk

Services: Mains Gas, Water & Electric



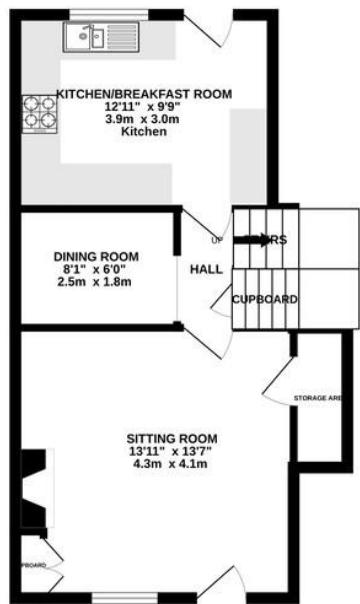
## FULL DESCRIPTION

Situated on Eastgate Street in the historic market town of Bury St Edmunds, the property enjoys a superb location. The town centre is just a short walk away, offering a wide selection of shops, restaurants and cultural attractions, while excellent access to major trunk roads makes commuting straightforward and convenient.

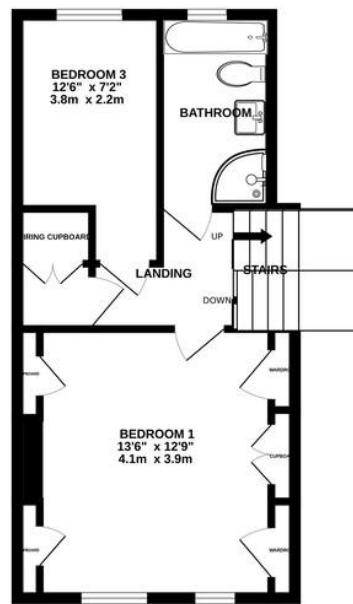
The ground floor welcomes you with a well-proportioned living room, perfect for relaxing, which flows through to a dedicated dining area. To the rear, the modern kitchen is thoughtfully designed, providing ample storage and workspace.



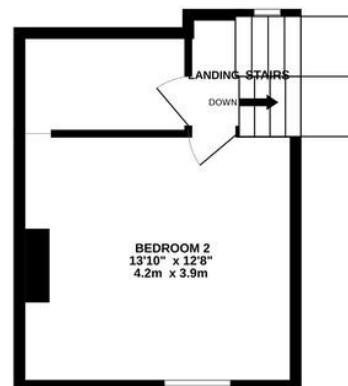
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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