



Jackson & Co



Churchgate Street

Bury St Edmunds, Suffolk, IP33 1RL

Guide price £160,000

CHAIN FREE first floor apartment offering two bedrooms, a spacious living room, kitchen and bathroom. Positioned within the historic medieval grid, the property is within easy walking distance of local amenities and the train station, with permit parking available on the road.



Property Features

- Two bedroom first floor apartment
- Spacious living room
- Bathroom with bath and shower over
- Two well-proportioned bedrooms
- Situated within the historic medieval grid
- Central town location close to amenities
- Permit parking available on road
- Share of freehold
- Updated gas boiler
- CHAIN FREE!

FULL DESCRIPTION

Churchgate Street enjoys an enviable central position, placing an excellent selection of independent shops, restaurants, cafés and leisure facilities just a short stroll away. The train station is also within easy reach, providing convenient links for commuters, while the town's historic character, parks and cultural attractions make this a highly desirable location to call home.

The accommodation is located on the first floor and begins with an entrance hall providing access to all rooms. The spacious living room offers an ideal space for relaxing and entertaining, while the kitchen is fitted with a built-in oven, hob and extractor, together with space for a washing machine and fridge/freezer. The bathroom comprises a bath

with shower over, WC and hand basin. There are two well-proportioned bedrooms, with the master bedroom benefiting from a built-in wardrobe, while the second bedroom enjoys a front aspect and offers flexibility as a guest room, home office or additional bedroom.

Externally, the property benefits from permit parking available on the road, with the convenience of living in the very centre of town where a wealth of amenities are all within walking distance. The historic surroundings of the medieval grid further enhance the appeal of this charming apartment.

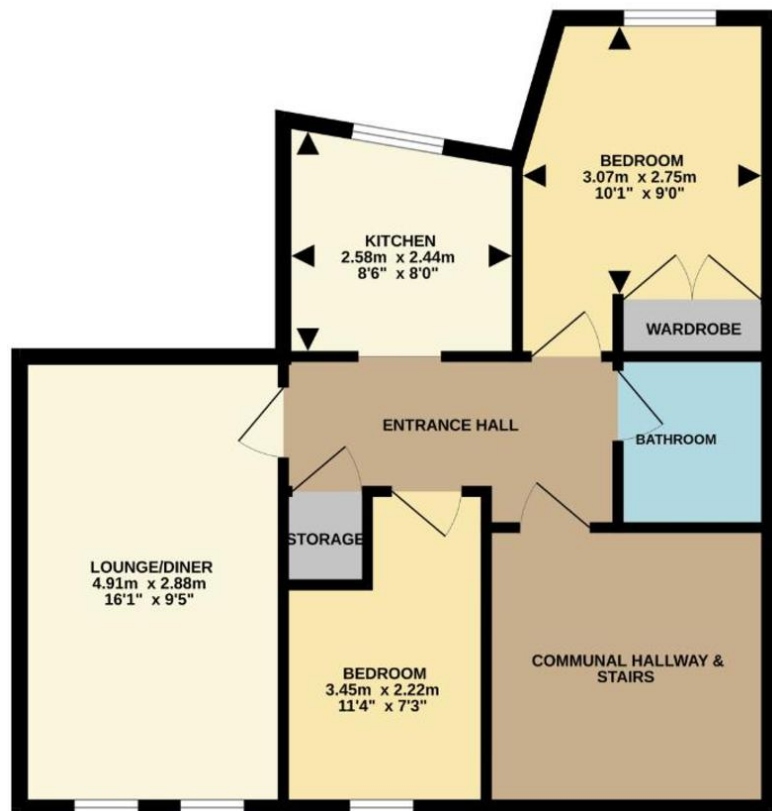
Local Authority: West Suffolk - A

Tenure: Share of freehold (Lease length 120 years commencing on and including 24th June 2015 - £900 PA maintenance (including buildings insurance))

Services: Mains Gas, Water & Electric



GROUND FLOOR
56.1 sq.m. (604 sq.ft.) approx.



TOTAL FLOOR AREA : 56.1 sq.m. (604 sq.ft.) approx.
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.
Made with floorplan 10025.

Jackson & Co
Bury St Edmunds

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements