



Mortimer &
Gausden

INDEPENDENT ESTATE AGENTS

85 Eastgate Street,
Bury St. Edmunds, Suffolk, IP33 1YW

Offers In Excess Of
£300,000

*Attractive Grade II listed 17th Century town house with character features and a long garden.
PLUS a detached garage!*

One of a pair of attractive Grade II Listed Town houses, Mid 17th century with later alterations. Construction - Timber-framed with render above a high brick and flint plinth. Elevated above street level at the front.

The entrance door is approached up a flight of steps from street level. There is also a small timber barn-style door within the plinth, to the cellar - only half below ground (formerly used as a stable, believed to once house a working Donkey!)

Eastgate St is one of the main old thoroughfares into the historic centre of Bury St Edmunds. From here you can walk through the beautiful Abbey Gardens and Cathedral grounds on an easy walk into town.

All the town centre facilities, shopping, entertainment, rail station etc are close at hand. The A14 is also close by for ease of access out to surrounding towns and further afield.

The property is in our opinion well maintained and beautifully presented, with a modernised spacious kitchen, recently replaced gas boiler, and secondary double glazed original windows.

- Grade II Listed historic Townhouse
- Character features & modernised
- Detached single garage to the rear
- Modern kitchen, utility & bathroom extension
- 2 bedrooms, First floor shower room
- Town centre access, close to everything
- Lovely walled gardens, with greenhouse



Further door through to Dining room, this room is a good size with exposed timber floor, with 12 paned sash window to the front and a recessed open fireplace.

A bright, modern kitchen with light-colored wooden cabinets, a black countertop, and a tiled backsplash. The kitchen features a large window with a view of greenery, a sink with a faucet, and various kitchen items like a kettle and toaster. A clock is mounted on the wall.

Two good sized bedrooms, the main one having an attractive fireplace and large wardrobe cupboard, double aspect with windows to front and rear. Access to spacious boarded attic via ladder. Second bedroom with exposed timbers and window to front. Small first floor shower room, WC (saniflo) and hand basin.

A modern bathroom with a white pedestal sink, a white toilet, and a large mirror. The walls are covered in white subway tiles, and the lower half of the wall is painted green. A shower area is visible on the left.

A bedroom interior featuring a large bed with a patchwork quilt, a wooden headboard, and a bedside table with a clock. The room has exposed wooden beams and a chandelier.

MOBILE - Ofcom states all mobile providers are likely
WHAT3WORDS - ///shrimps.piglets.smiling





Please Note: These details have been carefully prepared in accordance with the Sellers instructions, however their accuracy is not guaranteed. Measurements are approximate and where floor plans have been included, they serve purely as a guide to general layout and should not be used for any other purpose. The photographs displayed are also for promotional purposes only, and do not indicate the availability to purchase any of the fixtures and fittings. We have not tested any services or appliances, and potential purchasers should make their own enquiries to ensure that they are of a satisfactory working standard. Important: No person in the employment of Mortimer & Gausden Limited has any authority or ability to make or give warranty or representation whatsoever in relation to this property. If you are in any doubt as to the correctness of any of the content contained in either these details, our advertising or website, please contact our offices immediately.

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