Mortimer & Gausden

INDEPENDENT ESTATE AGENTS

29 Bridewell Lane,
Bury St. Edmunds, IP33 1RE

Guide Price
£240,000

Sometimes the best things come in small packages! - Town centre living at its very best

This charming period cottage is sure to make you 'fall in love' with its well-appointed accommodation, brimming with original features.

Located in the Medieval Grid of the town centre, the property would make an ideal Airbnb—but it's so delightful, you might want to keep it all to yourself!

The cottage has been extended at the rear and offers a cosy sitting room, a bright kitchen/breakfast room, and a superb garden/dining room. Upstairs, you'll find a spacious bedroom and a stylish shower room.

There is a private courtyard garden and residents' permit parking.

- Beautifully presented period townhouse
- Located within the Medieval Grid
- Sitting room, kitchen/breakfast room
- Garden/dining room, shower room
- Spacious bedroom with lots of storage
- Enclosed courtyard, permit parking
- Gas central heating, sealed unit glazing

We loved everything about this gorgeous cottage and are confident you will too. The property has a warm, inviting atmosphere and benefits from gas-fired central heating and sealed unit glazing.

Ground Floor:
The sitting room features a red brick fireplace, currently housing a 'wood burner-style' electric fire. There are fitted cupboards and shelves along the side, and the room includes a slightly raised platform area (as shown on the floor plan) and a staircase leading to the first floor.

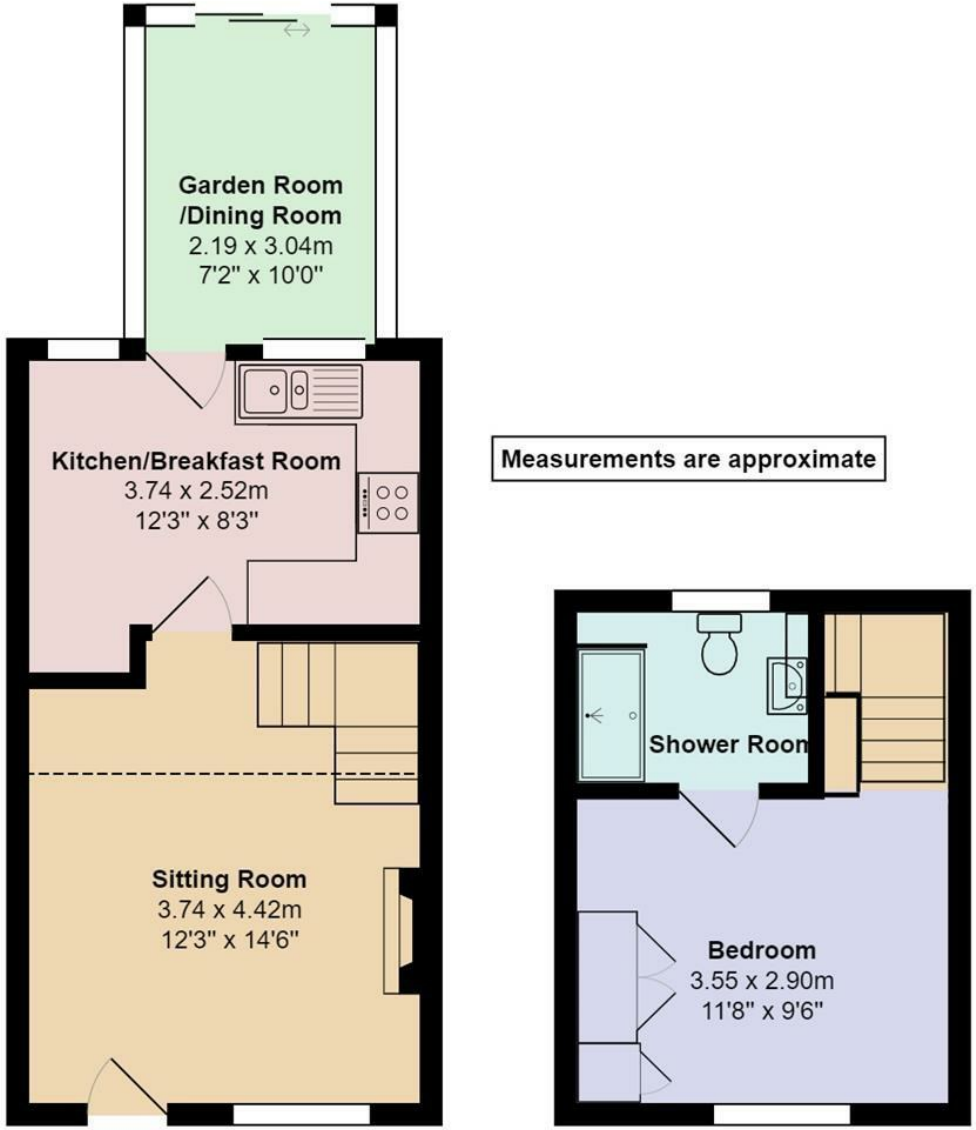
The kitchen/breakfast room boasts a vaulted ceiling with exposed flintwork. It is equipped with a range of fitted cupboards and worktops, providing ample space for appliances, and has a door leading to the garden room. The garden room, currently used as a dining area and is perfect space for entertaining.

First Floor:
The bedroom includes a range of fitted wardrobes and additional storage above the stairwell. The adjoining shower room is spacious, with a large double shower tray and storage space to the side.

Outside:
The courtyard garden offers a high degree of privacy and seclusion. Although compact, it provides ample space to relax with a glass of wine and a good book. It is bordered by brick and flint walls and mostly paved for ease of maintenance.

As mentioned, parking is available on the road through a residents' permit scheme.

COUNCIL TAX BAND - A
ENERGY PERFORMANCE RATING - D
COUNCIL - West Suffolk
SERVICES - All main services connected
BROADBAND - Ofcom states Ultrafast broadband is available
Mobile - Ofcom states all mobile phone providers are likely
WHAT3WORDS -///scribbled.beams.novel



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mail@mortimerandgausden.co.uk
www.mortimerandgausden.co.uk
7 Langton Place, Bury St. Edmunds, Suffolk. IP33 1NE
01284 755526