



Mortimer &  
Gausden

INDEPENDENT ESTATE AGENTS

1 Friary Court Eastgate Street,  
Bury St. Edmunds, IP33 1AP

Guide Price  
£340,000

## *A deceptively spacious, three bedroom town house with allocated parking*

Situated off Eastgate Street in the heart of Bury St Edmunds town centre, Friary Court is a private cul-de-sac with approximately six properties. The location enjoys convenient access to a wide scope of local amenities ranging from pubs, bars, restaurants, shops, educational and leisure facilities.

In addition to being of easy walking distance to everything the town offers, public transport can easily be found with a bus stop nearby and the train station within 0.8 miles.

In our opinion, the property would be ideal for anybody looking for a town centre location and could be particularly suited to those looking for investment with an approximate rental value of £1450 PCM

- Well Presented Throughout
- Fantastic Town Centre Location
- Three Large Double Bedrooms
- Cloakroom, Family Bathroom & En-Suite
- Open Plan Kitchen-Diner
- Attractive Investment Opportunity Offering <5.1% Gross Yield
- Car Port
- Integrated Appliances In Kitchen



#### Ground Floor:

Entrance hall complete with laminate flooring, holding access to the cloakroom, open-plan kitchen diner and staircase. The kitchen is well-appointed and complete with a range of integrated appliances including: fridge, freezer, dishwasher, washer/dryer, oven, gas hob, and extractor fan. Ample dining space provides the perfect hosting space, with glass double doors providing division from the lounge. The lounge has understairs storage as well as access to the small courtyard garden via French doors.

#### First Floor:

Two of the three double bedrooms can be found, separated by the family bathroom suite fitted with wc, basin and bath with shower over. Bedroom 3 overlooks the front of the property, whilst bedroom 2 overlooks the rear.

#### Second Floor:

The top floor includes the principle bedroom complete with a contemporary velux window allowing for natural sunlight to illuminate the space. The en-suite fitted with wc, basin and shower cubicle completes the interior of this well-presented home.

#### Outside:

The front of the property supports a car port, as well as gated access leading to the rear.

The rear of the property offers a small courtyard space overlooking the River Lark.

Tenure: Freehold

EPC Rating: C

Council Tax: D

What3Words: [///download.cafe.ushering](https://www.what3words.com/#!/download/cafe.ushering)

Mains gas, electricity, drainage and water.

Broadband



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