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

Ground Floor accommodation -
Handsome sitting room which has many attractive period features, 12 paned sash window to the front, and red brick chimney & fireplace with a multi-fuel burner. Further window to the rear aspect. Door leading to stairs down to the cellar.
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.

The kitchen on the ground floor, sits to the rear in a modern extension, this is a bright and spacious area. Well fitted with timber units, and ample worktop and appliances including Induction Hob, and eye level oven. Door leading out to back garden. Ground floor bathroom with shower over bath. Utility room space for washing machine and (new 2024) wall mounted Gas combi boiler.

First Floor accommodation -
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.

OUTSIDE - the property enjoys a long private south-facing garden which is well stocked starting with lawn, established plants, a greenhouse, and vegetable garden area, rear gate accessed via East Close, with adjacent area in front which has been used for parking 2 vehicles, and a brick-built detached single garage. There is a continuous brick wall to the East boundary, and fenced to the west boundary, the garden is fully enclosed.
Immediately from the back door a large paved patio and steps and path lead up to the gardens and a small pond.

EPC - Currently D - Potential C
Council Tax Band B
Council - West Suffolk
Services - all mains services connected
BROADBAND - Ofcom States Ultrafast broadband is available
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.

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