



Mortimer &  
Gausden

INDEPENDENT ESTATE AGENTS

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

Guide Price  
£230,000

*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.

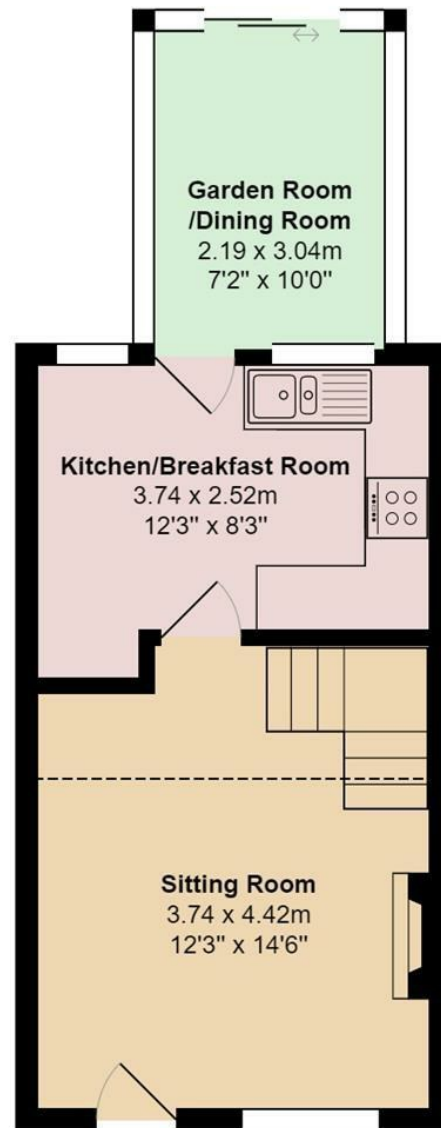
#### Outside:

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





Measurements are approximate



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