40 St. Johns Street,
Bury St. Edmunds, IP33 1SP

Guide Price
£237,000

Enjoy living in the town centre with the railway station and all local amenities close by

Have you always wanted to live in the heart of charming Bury St. Edmunds but found the high property prices discouraging? This surprisingly spacious and realisitically priced townhouse could be the perfect opportunity.

The property has enjoyed a successful rental history, making it an excellent choice for investors. With no rear garden and only a small, easy-to-maintain front garden, it's also ideal for those looking for a low-maintenance home—perfect for a 'lock-up-and-leave' lifestyle.

As a further bonus, this chain-free property includes a freehold parking space nearby—an exceptional advantage in the town centre, where parking is often scarce.

- Spacious modern end of terrace home
- Conveniently located within the town centre
- Hall, cloakroom, fitted kitchen, sitting room
- 2 Good sized bedrooms, bathroom
- Gas fired central heating, uPVC glazing
- Small front garden, freehold parking space
- Ideal investment or first time buy
- NO UPWARD CHAIN - VIEW TODAY

The property is located towards the bottom end of St. John's Street - about a 5 minute walk from both the railway station and all town centre amenities. The house, which benefits from gas-fired central heating and uPVC sealed unit glazing includes:

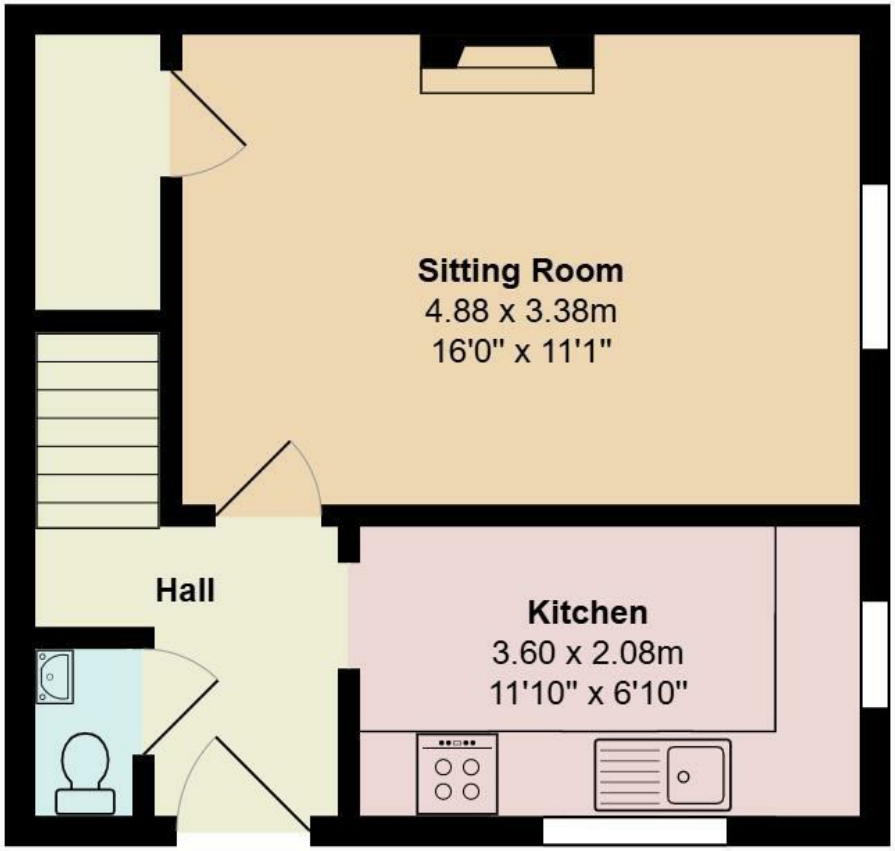
On the ground floor:
The entrance hall includes a cloakroom. The dual aspect fitted kitchen has ample cupboards, worktop surfaces, an integrated oven, hob and cooker hood and further appliance space.

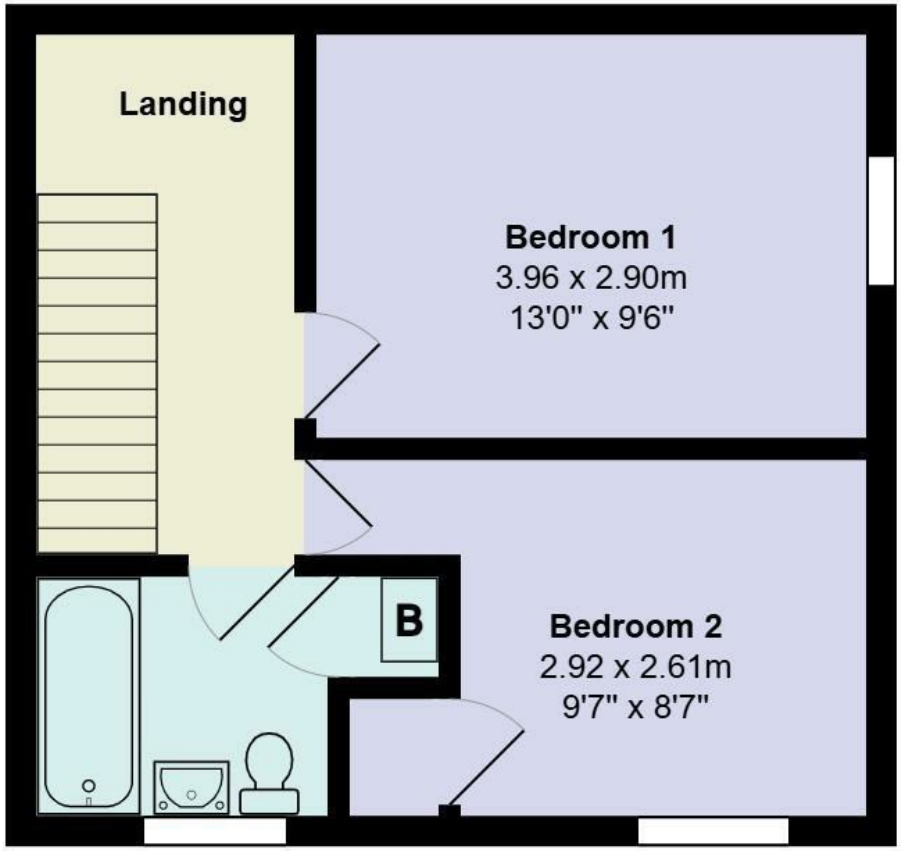
The sitting room is of a generous size and includes a fireplace and a large walk-in storage cupboard.

On the first floor:
A spacious landing area gives access to both bedrooms and the bathroom.

Outside:
There is a small front garden and a freehold parking space, which is located through a side gate or approached off St. Martin's Street/Myrtle Mews.

EPC RATING - C
COUNCIL TAX -BAND A
COUNCIL - West Suffolk
SERVICES - All main services connected
BROADBAND - Ofcom states Ultrafast broadband is available
Mobile - Ofcom states all mobile providers are likely
WHAT3WORDS - ///mealtime.ropes.bank





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