

THE
**Mortimer
& Gausden**
PARTNERSHIP

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

Guide Price
£230,000

*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 realistically priced townhouse could be the perfect opportunity.

The property has enjoyed a successful rental history, making it an excellent choice for investors with a rental value of around £1000 - £1100 PCM. 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

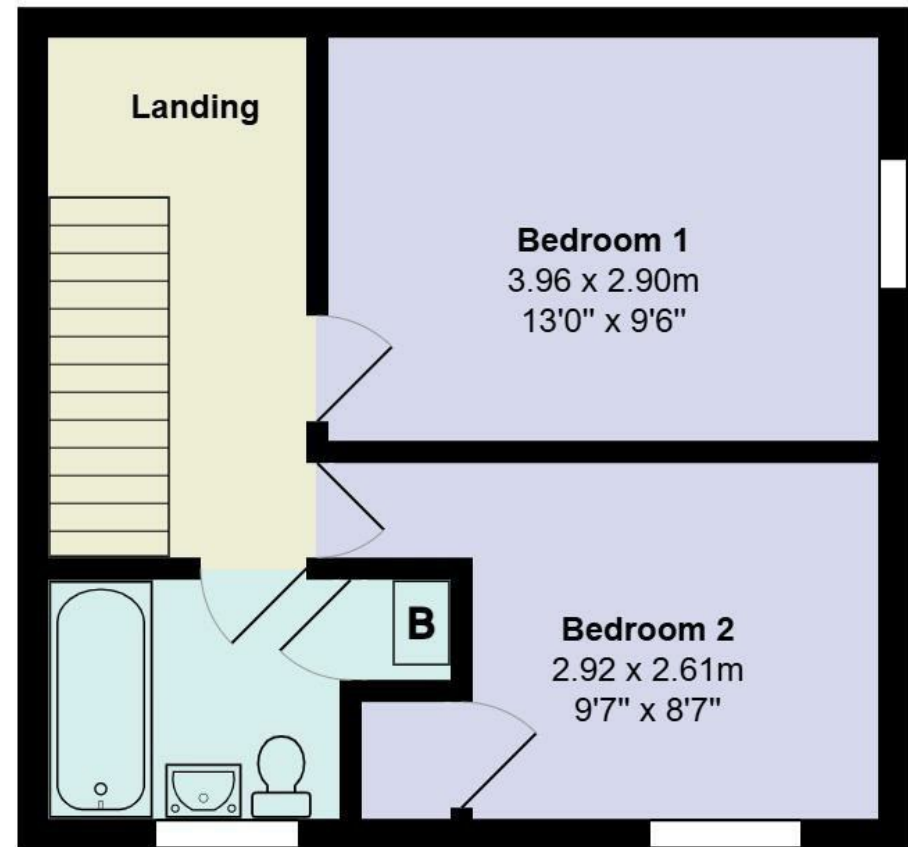
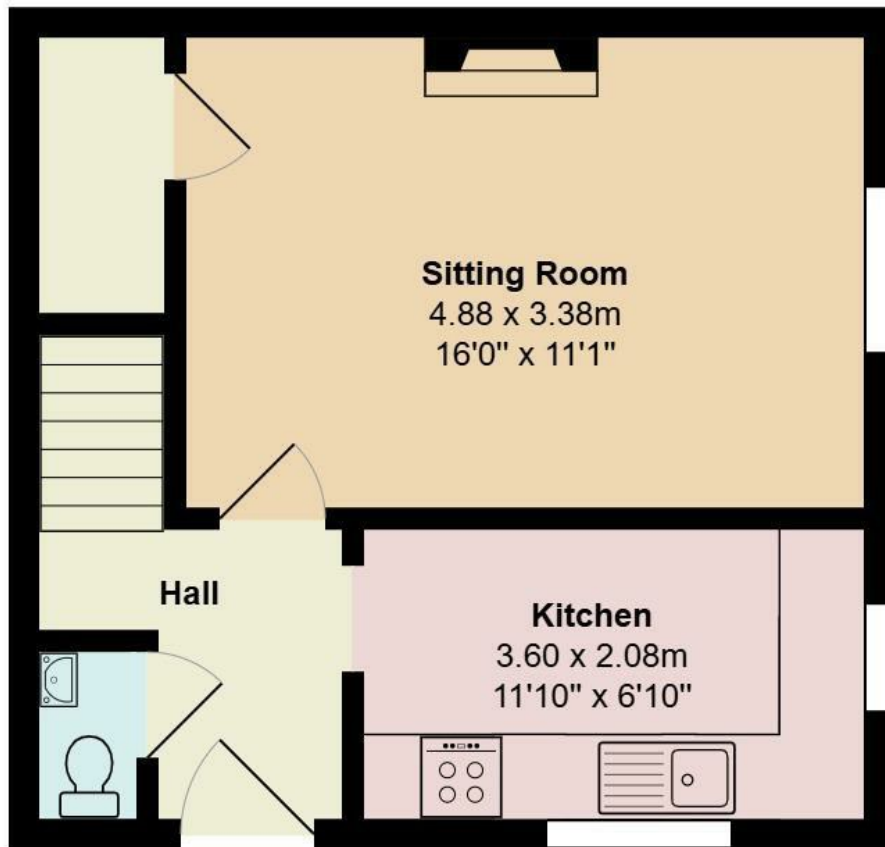
SERVICES - All main services connected

BROADBAND - Ofcom states Ultrafast broadband is available

Mobile - Ofcom states all mobile providers are likely

WHAT3WORDS - ///mealtime.ropes.bank





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.

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