



THE
**Mortimer
& Gausden**
PARTNERSHIP

53A St. Johns Street,
Bury St. Edmunds, IP33 1SP

THE
Guide Price
£340,000
PARTNERSHIP

Deceptively Spacious, Grade II Listed Home In A Prime Location

Positioned on the historic and highly regarded St John's Street, this delightful and charming, Grade II listed property enjoys an enviable setting in the very heart of Bury St Edmunds. Rich in character, the property beautifully combines period charm with modern, practical convenience, whilst offering views towards the iconic St John's Church, renowned for its striking Victorian Gothic architecture and landmark spire.

Steeped in history and surrounded by some of the town's most attractive architecture, the home occupies a prime central position just moments from independent boutiques, restaurants and cultural attractions that make Bury St Edmunds one of Suffolk's most desirable market towns.

Offering an abundance of original features and timeless appeal throughout, this is a rare opportunity to acquire a distinguished period home in one of the town's most sought-after locations.

Unlike most, this property also benefits from off-street, allocated parking, located in Lathbury Court, accessed via Church Row.

- Charming, Grade II Listed Townhouse
- Rare, Allocated Parking
- Three Double Bedrooms
- Endless Charm & Practicality
- Views Of St John's Church
- Private, Low Maintenance Rear Garden
- No Onward Chain
- Unique Opportunity & A True Must See!



Ground Floor:

Upon entry you are greeted by the entrance hallway, with access to the stairs and lounge. Wooden flooring can be found throughout the ground floor which further adds to and compliments the charm of the property.

Framed and decorated with exposed beams and brickwork, the property immediately feels inviting and homely. The living room overlooks the front of the property, before the dining area leads to the kitchen for a superb entertaining space.

The split-counter, shaker-style kitchen has a choice of low and eye level storage to maximise the space, whilst integrated appliances include, oven, hob, extractor fan and dishwasher. Space and plumbing facilities are available for a washing machine and fridge-freezer. Double doors open to the low-maintenance rear garden.

First Floor:

Bedroom one and two sit on either side of the property, divided by a substantial landing which supports a large storage cupboard and family bathroom.

The bathroom is complete with floor to ceiling tiles, wc, basin, storage, bath with shower over, heated towel rail and boosted extractor fan system.

Bedroom one overlooks the rear of the property and supports fitted wardrobes, whilst bedroom two overlooks the front.

Second Floor:

The top floor holds access to the third and final double bedroom. This could also be utilised as a superb office / study, or snug.

Outside:

The low maintenance, rear garden offers raised beds for mature shrubs / colour whilst views of St Johns spire can be seen. Storage and gated access leading to the allocated parking in Lathbury Court can also be found.

Agent Notes:

EPC - D

Council Tax - D (West Suffolk)

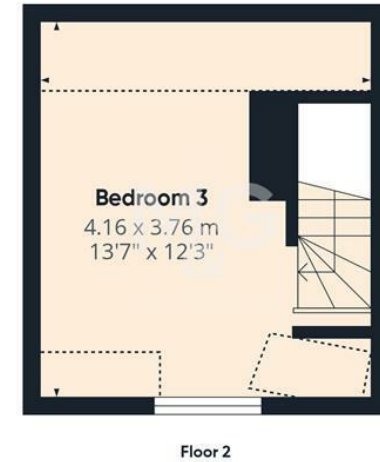
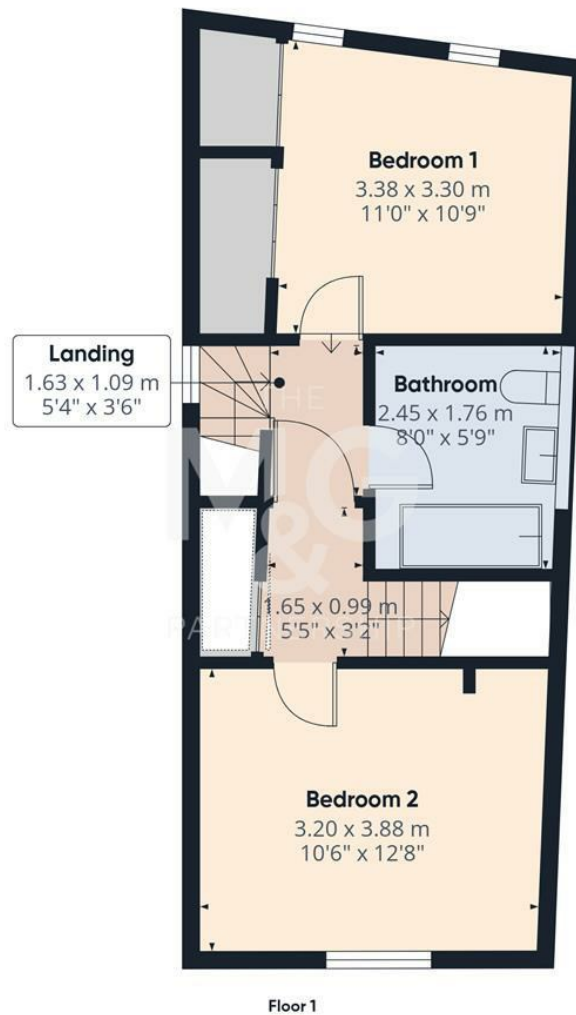
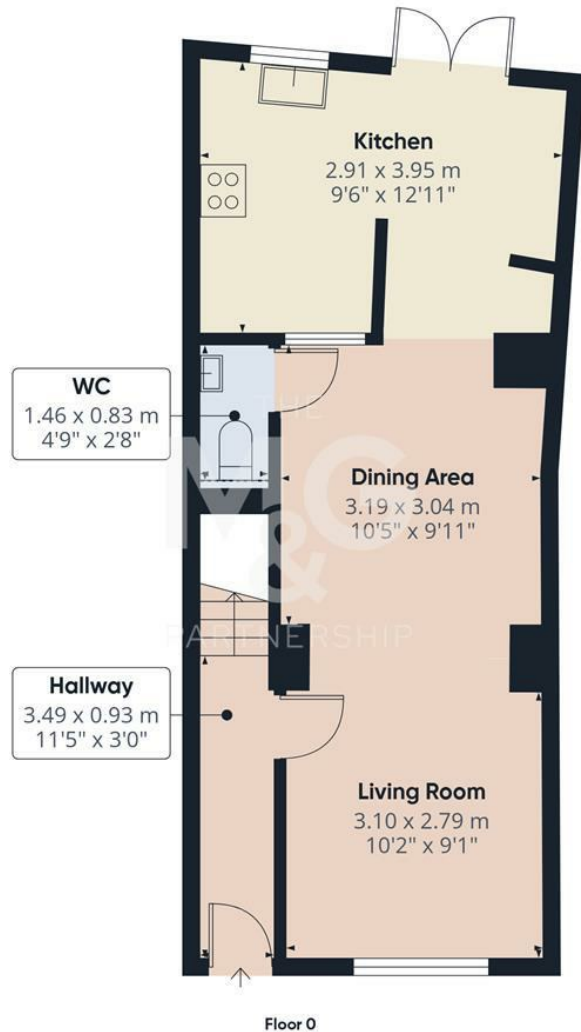
Mains gas, electricity, water & drainage

What3Words:///viewer.flags.tuned

Ofcom states all mobile providers are likely

Ofcom states superfast broadband is available





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.

The Mortimer & Gausden Partnership is a trading name of Mortimer & Gausden Ltd.

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

01284 755526