



St John Street, Bury St Edmunds, IP33 1SQ

**CHEFFINS**

## St John Street

Bury St Edmunds,  
IP33 1SQ

A spacious duplex apartment located in the heart of Bury St Edmunds. The accommodation comprises fitted kitchen, generous living room, 2 double bedrooms and bathroom. Small terrace. We regret no parking. Unfurnished. Available now. EPC: D and Council Tax Band: B.

### LOCATION

St John's Street is centrally located in the heart of Bury St Edmunds, a highly sought-after historic market town. The property is within easy walking distance of a wide range of shops, restaurants, and leisure facilities, including both high street brands and independent boutiques. Bury St Edmunds railway station is also within walking distance, offering direct links to Cambridge, Ipswich, and London, while the A14 provides convenient road access to the wider network.

2 1 1

£995 Per Month





## **ENTRANCE DOOR**

leading to:

## **ENTRANCE HALL**

stairs rising to:

## **FIRST FLOOR LANDING**

stairs rising to second floor, door to rear terrace (garden below not included) and doors to kitchen, living room and bathroom off.

## **KITCHEN**

base and wall units, work surfaces, sink with double glazed sash window to rear aspect above, oven, electric hob with extractor above, fridge freezer, slim dishwasher and washing machine.

## **BATHROOM**

shower over bath, wc, wash basin with mirror above, airing cupboard and further built in storage cupboard.

## **LIVING ROOM**

with feature fireplace (not in use), 2 built in storage cupboards with shelving and 2 double glazed sash windows to front aspect.

## **SECOND FLOOR LANDING**

double glazed sash window to rear aspect and doors to bedrooms 1 & 2 off

## **BEDROOM 1**

with feature fireplace (not in use), built in wardrobe, built in storage cupboard with shelving and 2 double glazed sash windows to front aspect.

## **BEDROOM 2**

with feature fireplace (not in use), built in wardrobe and double glazed sash window to rear aspect.

## **LETTING AGENT NOTES**

For more information on this property please refer to the Material Information brochure on our Website.

Holding Deposit - £229

Deposit - £1148





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**Ground Floor**  
Approx. 0.0 sq. metres (0.0 sq. feet)  
(excluding Entrance Hall)



**First Floor**  
Approx. 42.0 sq. metres (452.0 sq. feet)



**Second Floor**  
Approx. 41.9 sq. metres (450.7 sq. feet)



Total area: approx. 83.9 sq. metres (902.7 sq. feet)

Floor area excludes the Entrance Hall.  
Plan produced using PlanUp.



Agents note:  
For more information on this property please refer to the Material Information Brochure on our website.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

