



56 Churchgate Street, Bury St Edmunds, IP33 1RH

bedfords.co.uk

Bedfords

ESTABLISHED 1966

**56 Churchgate Street
Bury St Edmunds
Suffolk
IP33 1RH**

**In the heart of the medieval grid with three good bedrooms
a lovely walled garden and permit parking**

**RECEPTION HALL | SITTING ROOM | GARDEN ROOM |
KITCHEN | CLOAKROOM | THREE BEDROOMS |
BATHROOM | GARDEN**

No 56 is a fine timber framed cottage in the heart of the medieval grid conservation area and the town's permit parking scheme. This traditional town house offers great three-storey living with two good receptions, a cloakroom. On the first-floor there are two bedrooms and a bathroom, plus a large attic bedroom. The garden is a particular feature, walled with a lovely south-facing aspect. briefly the accommodation comprises;

RECEPTION HALL with high timbered ceiling, and understairs storage cupboard.

CLOAKROOM with low-level WC and wash basin.

SITTING ROOM with an elegant Georgian sash window overlooking the Unitarian Chapel and Churchgate Street, a high ceiling with timbers, an open fireplace with moulded pine surround, brick hearth and chimney breast.

GARDEN ROOM double-aspect room with oriel window overlooking the rear garden, door to outside.

GUIDE: £325,000 - freehold



KITCHEN with fitted wall and base kitchen units, with worksurface inset with stainless-steel sink and drainer unit, space for cooker, space and plumbing for washing machine, open fireplace with moulded pine fire surround and mantelpiece over, gas central heating boiler.

FIRST-FLOOR

BEDROOM ONE with moulded cast-iron fire grate with mantelpiece over, walk-in wardrobe cupboard.

BATHROOM with three-quarter sized bath, extensive tiling with shower unit over, vanity unit inset with wash hand basin, and low-level WC.

BEDROOM TWO – exposed beams, cast-iron fire grate with mantelpiece over.

SECOND-FLOOR

BEDROOM THREE into the eaves, with a fabulous roof top views across to the Unitarian Chapel, storage cupboard and built-in wardrobe.

OUTSIDE

To the rear is a charming south-facing walled garden with small brick terrace and pathway meandering to a small store at the end of the garden

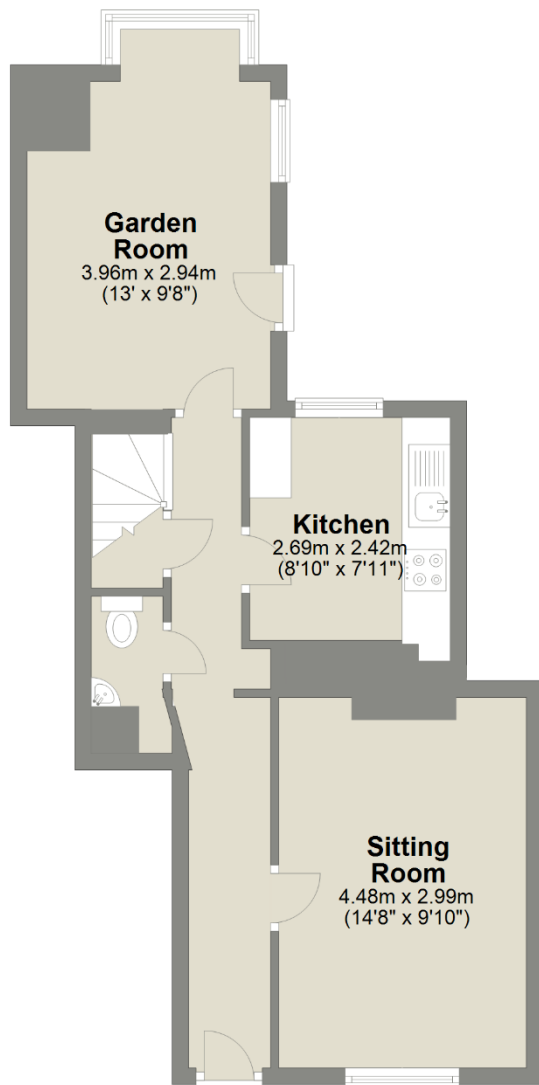
GENERAL INFORMATION

- Mains water, drainage, gas and electricity.
- Grade II listed and conservation area
- Council Tax – West Suffolk – Band C - £1,855 pa
- Residents Permit Parking: Zone D
- Ofcom state – Superfast broadband is available
- Ofcom state – all mobile providers likely
- What3words: unwraps.dabble.nametag



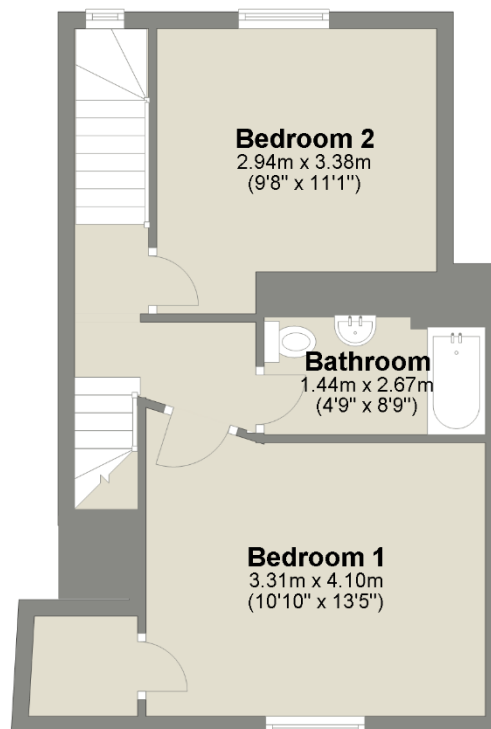
Ground Floor

Approx. 44.6 sq. metres (479.8 sq. feet)



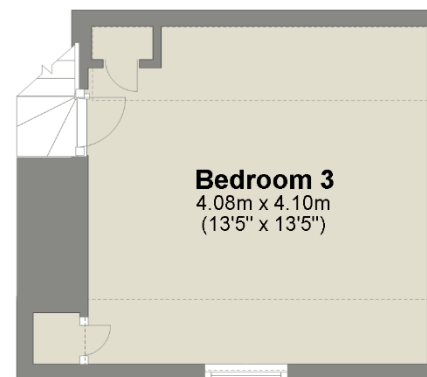
First Floor

Approx. 38.9 sq. metres (419.1 sq. feet)



Second Floor

Approx. 17.1 sq. metres (184.3 sq. feet)



Total area: approx. 100.6 sq. metres (1083.1 sq. feet)

For identification purposes only. Not to scale.
Copyright Bedfords 2019
Plan produced using PlanUp.

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.

Bedfords | 01284 769 999
bse@bedfords.co.uk
15 Guildhall Street, Bury St. Edmunds
Suffolk IP33 1QD