



A GRADE II LISTED TOWNHOUSE WITHIN THIS PRIME LOCATION IN THE MEDIEVAL GRID - OFFERED WITH NO CHAIN

51 College Street, Bury St Edmunds, Suffolk IP33 1NL

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Bedfords

ESTABLISHED 1966

51 College Street Bury St Edmunds Suffolk IP33 1NL

- Abbey Gardens 0.2 miles
- Theatre Royal 0.2 miles
- The Arc Shopping Centre 0.5 miles

GUIDE: £339,950 (*Freehold*)

ENTRANCE LOBBY • OPEN-PLAN SITTING/DINING ROOM • KITCHEN • CELLAR • BATHROOM • 2/3 BEDROOMS • SMALL COURTYARD

Situated within a prime location close to the town centre, 51 College Street is an attractive three-storey Grade II listed town house. The elegant gault brick façade hides a much earlier well-proportioned timber framed building and suggests that 51 College Street was once part of a larger building, believed to have been a school.

The property features a wealth of period features, including generous ceiling heights, exposed timbers and studwork along with an open red brick hearthed fireplace in the sitting room.

The accommodation comprises a panelled entrance door leading to an entrance lobby with door leading to the sitting room with shuttered sash window to the front, original division open studwork leading to the stairs and dining area, an open fireplace flanked by a cupboard and shelving and exposed high ceiling timbers.

Beyond this there is the dining area with a feature fireplace with overmantel and which previously was fitted with a wood burner. A glazed door leads into a fitted kitchen with a range of base and eye level units, four ring electric hob and Neff electric oven, Belfast sink, tiled flooring. From the kitchen there is a door with steps down to a large cellar, providing extensive storage space and potential for various other uses.

The stairs lead to the first-floor landing and to the main bedroom and a spacious bathroom fitted with panelled bath with shower and mixer tap over, pedestal wash hand basin, low level wc and an airing cupboard housing a Vaillant wall-mounted gas-fired boiler.



A further flight of stairs from this landing leads to the second floor, to the spacious landing/bedroom/study area and a second bedroom with built-in hanging cupboard and which benefits from views over the rooftops and St Mary's Church spire.

Outside

There is a small courtyard garden to the rear of the property and parking is available by resident's permit in the Zone D area of the town centre around College Street.

Services

Mains water, drainage and electricity • Gas-fired heating • Council Tax Band 'B' • Broadband: Fibre/Ultrafast • Mobile: Ofcom suggest all providers likely

what3words: tile.troll.repair

Location

College Street is a prominent and much-favoured street in the historic core, a short walk through the Great Churchyard, Abbey Gardens and town centre. The town which is well regarded for its cafe and restaurant culture, offers an excellent range of amenities with schooling in the public and private sectors, extensive shopping facilities and a good range of leisure facilities including health clubs, swimming pools, golf clubs, the Theatre Royal and an independent Cinema.





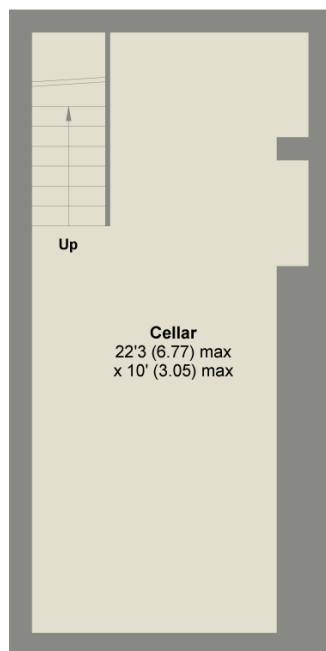
Approximate Area = 1180 sq ft / 109.6 sq m

Limited Use Area(s) = 14 sq ft / 1.3 sq m

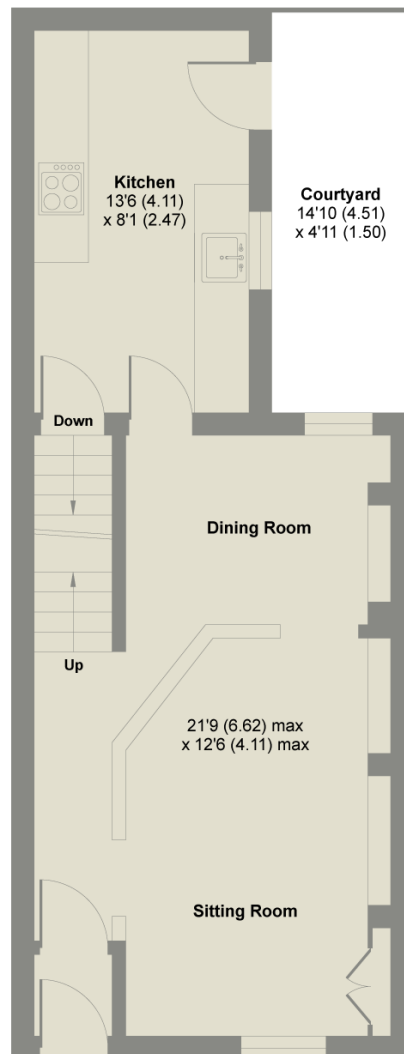
Total = 1194 sq ft / 110.9 sq m

For identification only - Not to scale

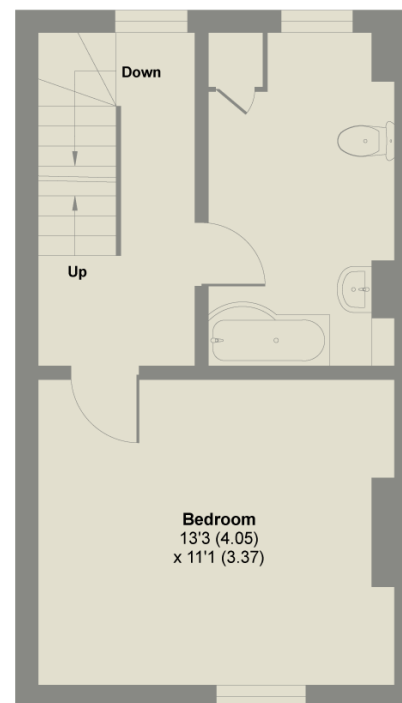
Denotes restricted
head height



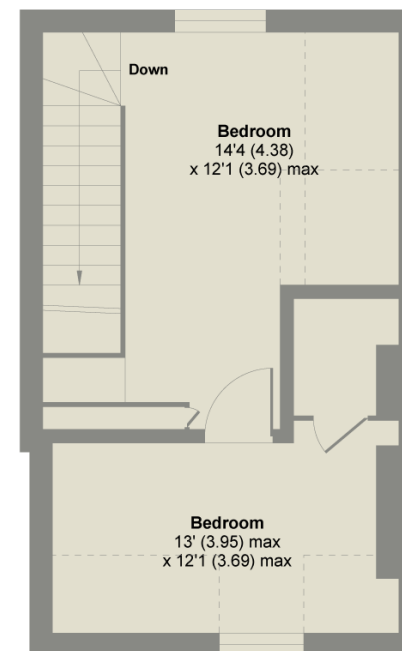
LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



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