

FOR SALE



**Risbygate House, Risbygate Street, Bury St Edmunds,
IP33 3AA**

5 Bedrooms, 2 Bathroom, End Terraced House

Offers In Excess Of £575,000 FREEHOLD


MARTIN&CO



- Chain Free
- 3/5 Bedrooms
- Flexible Accommodation
- 2 Off Road Car Parking Spaces
- Enclosed South Facing Garden
- Period Features
- Gas Fired Central Heating

This characterful home boasts 3-5 bedrooms, 2 kitchen areas, and a first-floor living room that showcases beautiful period features throughout. The ground floor currently includes an office space, ideal for home working or business use. With its spacious layout, this home offers endless possibilities for family living, rental potential, or a work-from-home setup. Step outside into your enclosed south-facing walled garden, a private and peaceful retreat. The property also benefits from an outbuilding with a cellar providing extra storage, and a private parking space-a true rarity in such a historic setting. Don't miss out on this unique opportunity! Contact us today to arrange a viewing and discover the endless potential this remarkable home has to offer.

OFFICE: 16' 00" x 12' 04" (4.88m x 3.76m) 16' 00" x 15' 03" Max 3.76m Min (4.88m x 4.65m Max, 3.76m Min,) Secondary double glazed sash window to front, radiator, one panelled wood wall, feature fireplace, exposed ceiling beam.

INNER HALL: Exposed ceiling beams, storage cupboard with light, ceiling spot lights, door to kitchen and reception room.

RECEPTION ROOM ONE: 11' 00" x 11' 00" (3.35m x 3.35m) Secondary double glazed sash window to front, radiator, exposed ceiling beams.

RECEPTION ROOM TWO: 11' 01" x 7' 00" (3.38m x 2.13m) Sash window to front, radiator.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



KITCHEN AREA ONE: 13' 00" x 7' 00" (3.96m x 2.13m) Window to rear, breakfast bar, quarry tiled floor, wall mounted units with tiled splash backs, work surfaces with units under, wine rack, radiator, open to second area of kitchen and door to lobby:

KITCHEN AREA TWO: 15' 01" x 9' 00" (4.6m x 2.74m) 15' 01" x 9' 00" Max, 7' 00" Min, (4.6m x 2.74m Max 2.13m Min)

Window to rear, 1.5 stainless steel inset drainer with mixer tap over, cupboard under, range of wall mounted units, work surfaces over, with units under, tiled splash backs, radiator, quarry tiled floor, 5-ring gas range, dishwasher, washing machine, tumble dryer, part glazed door to garden.

REAR LOBBY: Ceramic tiled floor, part glazed door to garden, door to dining room, enclosed staircase to first floor.

DINING ROOM: 12' 09" x 9' 08" (3.89m x 2.95m) 12' 09" x 9' 08" Max, 8' 09" 2.95m Min (3.89m x 2.95m Max, 2.67m Min)
Shelved recess, radiator.

FIRST FLOOR LANDING SPACE/SNUG: 10' 05" x 9' 06" (3.18m x 2.9m) Vaulted ceiling, exposed beams, two windows to rear, radiator, door to second landing and step down to

SITTING ROOM: 15' 01" x 12' 08" (4.6m x 3.86m) + recess
Two secondary double glazed sash windows to front, feature fireplace, exposed beams, storage cupboard with light.

SECOND LANDING AREA: Exposed chimney breast, exposed beams, window to side, stairs to second floor.

BATHROOM ONE: Pedestal wash hand basin, low level WC, panelled bath with telephone style shower attachment, window to rear, half panelled walls, radiator.

BATHROOM TWO: Panelled bath with electric shower over, exposed ceiling beams, window to rear, fully tiled walls, ceramic tiled floor.

BEDROOM/ RECEPTION: 15' 01" x 10' 05" (4.6m x 3.18m) 15' 01" x 10' 05" Max, 7' 02" Min (4.6m x 3.18m Max, 2.18m Min)

Secondary double glazed sash window to front, desk, radiator, and shelves.

CLOAKROOM: Low level WC, Window to Rear and Exposed Beams.

SECOND FLOOR LANDING: Window to rear and side, exposed beams storage cupboard, radiator, stairs leading down with door to outside.

MASTER BEDROOM: 13' 00" x 12' 00" (3.96m x 3.66m) 13' 00" (+ door recess) x 12' 00" Max, 6' 05" Min (3.96m x 3.66m Max, 1.96m Min)

Secondary double glazed window to front, vaulted ceiling, exposed flooring, ceiling spotlights, full length window to rear, radiator, exposed chimney and wardrobe space.

BEDROOM: 10' 06" x 3' 09" (3.2m x 1.14m) 10' 06" x 3' 09" (3.2m x 1.14m)

Waist height and head height. Window to rear, radiator, wardrobe.

BEDROOM: 9' 07" x 8' 04" (2.92m x 2.54m) (waist height)

Secondary double glazed window to front, radiator, exposed beams, wardrobe, bookcase.

OUTSIDE: Rear garden enclosed by brick wall, with low maintenance south facing garden, gardener's toilet with low level WC, wash hand basin and window to side.

Out building: In need of some repair, with cellar under.

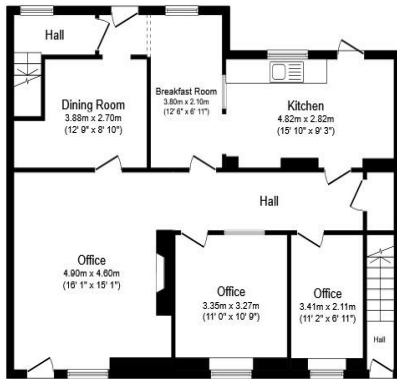
Two parking spaces, raised area laid lawn, bin store, double gates to side.

AGENTS NOTE: Office and two further ground floor rooms currently have office business use with business rates payable of Zero.

ADDITIONAL INFORMATION: Council Tax Band: A. Local Authority: West Suffolk Council

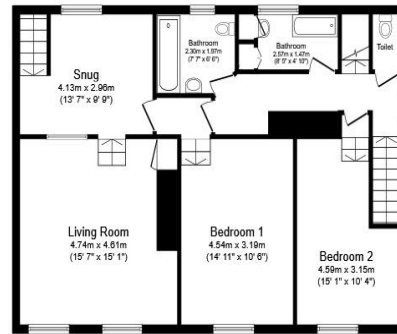
Mains electricity, gas, water and drainage connected. Vacant Possession upon completion

VIEWING ARRANGEMENTS: Strictly by appointment with the Sales Agent, Martin & Co; 01284 701511



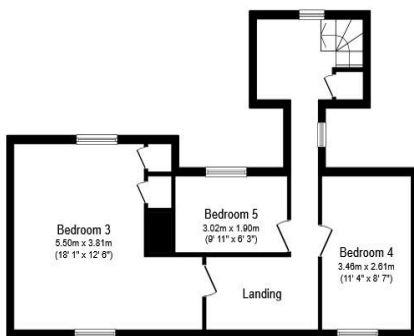
Ground Floor

Floor area 92.0 m² (990 sq.ft.)



First Floor

Floor area 85.3 m² (918 sq.ft.)



Second Floor

Floor area 55.5 m² (598 sq.ft.)

TOTAL: 232.8 m² (2,506 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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