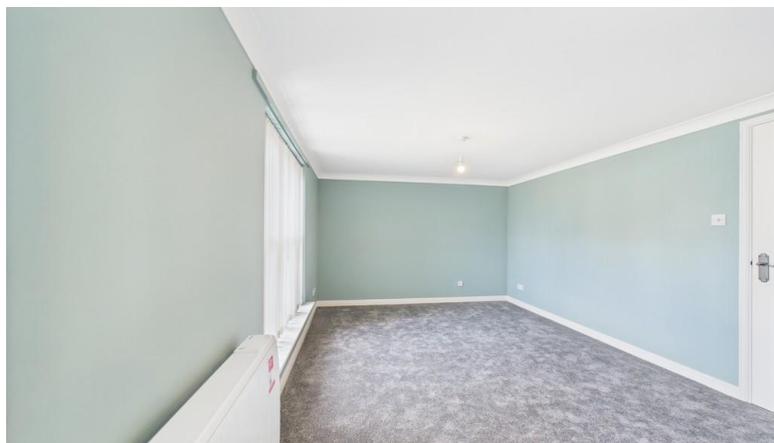


**FOR SALE**



**Southgate Street, Bury St Edmunds IP33 2AZ**

**2 Bedrooms, 1 Bathroom, Apartment**

**Offers In Excess Of £200,000 LEASEHOLD**





- Chain Free
- 2 Bedrooms
- Re Fitted Bathroom
- Re Fitted Kitchen
- Parking Space
- Convenient For Town & Hospital
- Good Access Onto A14

Stylishly refurbished first-floor apartment just a 10-minute walk from Bury St Edmunds town centre, Abbey Gardens, and the theatre.

Boasting a brand-new fitted kitchen and bathroom, fresh flooring throughout, new internal doors, and modern electric heating, this property blends comfort with convenience.

With 2 bedrooms, a bright open-plan kitchen/living space, and a dedicated parking space, it's ideal for town living without compromise.

Don't miss out-book your viewing today and move straight in!

**THE ACCOMMODATION COMPRISES:**

**COMMUNAL ENTRANCE HALL WITH TELEPHONE ENTRY SYSTEM** Stairs to first and second floors.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**ENTRANCE HALL:** Entry telephone system, electric panel heater, cupboard housing insulated hot water tank and storage cupboard.

**OPEN PLAN:**

**OPEN PLAN LIVING ROOM:** 14' 06" x 11' 02" (4.42m x 3.4m) Sash window to front, TV point, open to



**KITCHEN AREA:**

9' 09" x 8' 08" (2.97m x 2.64m) Window to front, 1.5 half stainless steel inset drainer with mixer tap over, cupboard under, range of wall mounted units, work surfaces with units under and upstand, electric hob with drawers under, extractor hood over, polished porcelain tiled floor, newly installed Economy 7 storage heater, washer dryer, eye-level oven with microwave over.

**BEDROOM ONE:** 10' 03" x 10' 00" (3.12m x 3.05m) Window to side, electric panel heater.

**REFITTED BATHROOM:**

Low level WC, Floating wash hand basin with drawer under, shower cubicle, fully tiled walls, stainless steel heated towel rail, window to rear, wall mounted mirror, wood laminate floor, extractor fan.

**BEDROOM TWO:** 8' 04" x 7' 00" (2.54m x 2.13m) Window to side, electric panel heater.

**OUTSIDE:** There is an allocated parking space and communal areas.

**ADDITIONAL INFORMATION:**

Council Tax Band: B  
Local Authority: West Suffolk Council  
Mains electricity, water and drains connected  
Vacant Possession upon completion

**ENERGY PERFORMANCE RATING B:**

A full copy of the report can be obtained from the Sales Agent.

**VIEWING ARRANGEMENTS:**

Strictly by appointment with the Sales Agent, Martin & Co please call 01284 701511 to arrange a viewing.





**Martin & Co Bury St Edmunds** **01284 701511**  
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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

