

DRAFT DETAILS
59 GARLAND STREET
BURY ST. EDMUNDS
IP33 1EZ

OPEN HOUSE (C & T) present: A Victorian mid-terraced house situated conveniently for Bury St Edmunds town centre and the station. Sitting/Dining Room, Kitchen/Breakfast Room, Converted Cellar, Rear Lobby, Bathroom, 2 Bedrooms, Small Rear Courtyard, **IDEAL FIRST-TIME OR INVESTMENT PURCHASE, NO CHAIN, VIEW ASAP.**



2168

New Price Guide £235,000

**** FULL STAMP DUTY HOLIDAY UNTIL 30/09/21 ****

SITTING ROOM/DINING ROOM, KITCHEN/BREAKFAST ROOM, CONVERTED CELLAR, REAR LOBBY, BATHROOM, 2 BEDROOMS, SMALL REAR WALLED COURTYARD, CHARACTER FEATURES INCLUDING EXPOSED POLISHED FLOORBOARDS & PART SASH WINDOWS, GAS FIRED RADIATOR HEATING, PART UPVC DOUBLE GLAZING, CLOSE TO TOWN CENTRE & STATION, IDEAL FIRST-TIME OR INVESTMENT PURCHASE, NO CHAIN, EARLY VIEWING ADVISED.

VIEWING: Strictly by appointment with Coakley & Theaker.

BURY ST. EDMUNDS
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DIRECTIONS : From Bury St Edmunds town centre, by foot, proceed through Buttermarket, passing Marks & Spencer and continue round to the right. Turn left into Garland Street, where the property is located after a short distance on the right.

SITTING ROOM/DINING ROOM : 3.38m (11'1") x 3.23m (10'7") + recess

Approached via a panelled front door with fanlight. Sealed fireplace (unused), exposed painted floorboards, built-in part leaded glazed storage cupboards, arched display recess, picture rails, TV aerial, radiator, sash window to front.

KITCHEN/BREAKFAST ROOM : 3.07m (10'1") x 2.69m (8'10") Range of base and wall mounted units, work surfaces, tiled splashbacks, inset single drainer sink unit with mixer tap, gas cooker point with cooker hood over, space for fridge/freezer, plumbing for washing machine, telephone point, radiator, stairs to first floor, UPVC window to rear. Door and steps, with storage cupboards down to:

CONVERTED CELLAR : 3.12m (10'3") inc to 3.38m (11'1") x 3.12m (10'3")

Exposed ceiling timbers, fitted shelving, built-in storage cupboard, housing gas and electric meters, radiator, extractor fan.

NOTE: This room could be suitable for a variety of uses, including a Home Office or Playroom.

REAR LOBBY : UPVC part glazed door to side and rear walled courtyard.

BATHROOM : 1.98m (6'6") x 1.52m (5'0") White suite comprising enamel bath with shower unit over, wc, pedestal wash basin, tiled walls, extractor fan, radiator, UPVC frosted windows to side and rear.

FIRST FLOOR LANDING :

BEDROOM 1 : 3.61m (11'10") red to 3.25m (10'8") x 3.53m (11'7") Telephone extension, radiator, sash window to front.

BEDROOM 2 : 3.20m (10'6") x 2.72m (8'11") Built-in airing cupboard housing wall mounted gas combination boiler, telephone extension, radiator, UPVC window to rear.

OUTSIDE : To the rear, there is a small L-shaped courtyard. This is enclosed by brick walls and laid to artificial lawn, with a raised herbaceous border.

There is resident's parking available in the area, for which a permit is available from the council.

AGENT'S NOTE: Of benefit to this property and unusually for this type of terraced house, we understand there is no pedestrian right of access across the rear for neighbouring properties.

BURY ST EDMUNDS & AREA : Sitting amidst beautiful countryside, Bury St Edmunds is an historic town and the second largest in Suffolk. Surrounded by many picturesque villages, some of which offer good local amenities, it offers a wide range of cultural, educational and recreational facilities.

Features of particular note include St Edmundsbury Cathedral with its Millennium Tower, the famous Abbey Gardens with the original ruins and The Georgian Theatre Royal, which has recently been the subject of a restoration programme and The Apex, a live performance venue for concerts, comedy and dance, together with a contemporary art gallery. In addition, there are two cinemas, one of which is a multi-screen complex and a sports centre.

Bury St Edmunds and the surrounding villages boast excellent schools and further education is catered for at the West Suffolk College.

The town benefits from extremely good shopping facilities with a twice weekly market and a wide range of independent traders, national chains, five supermarkets and the arc shopping centre, opened in 2009. In addition, there are many pubs and restaurants which cater for a variety of tastes.

The A14 dual carriageway heading west from Bury St Edmunds provides easy access to Newmarket, Cambridge, the Midlands, Stansted Airport and London, via the M11. Stowmarket and Ipswich, both with direct rail links to London's Liverpool Street, the East Coast and the A12 are all readily accessed by heading east.







Energy performance certificate (EPC)

59 GARLAND STREET BURY ST EDMUNDS IP33 1EZ	Energy rating D
Valid until 20 March 2031	Certificate number 9251-1009-2207-0919-1204

Property type
Mid-terrace house

Total floor area
63 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy performance.](#)

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