



**SUPERBLY-PRESENTED GRADE II LISTED COTTAGE SITUATED WITHIN THE MEDIEVAL GRID**

9 Bridewell Lane, Bury St Edmunds, Suffolk, IP33 1RE

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**Bedfords**

ESTABLISHED 1966

## 9 BRIDEWELL LANE BURY ST EDMUNDS IP33 1RE

Sitting Room | Kitchen | 2 Bedrooms |  
Bathroom | Off-street parking | Garden

9 Bridewell Lane is a superbly-presented Grade II listed end of terrace cottage. Of traditional construction with exposed brick and flint work, it sits in the sought-after Medieval Grid, close to the Cathedral, Abbey Gardens and theatre and is convenient for the shops and Burys' 'cafe lifestyle'. The accommodation is arranged over three storeys and retains a number of fine features, including exposed timbers, brick and flint work and wooden floorboards. It was completely refurbished in 2005 with a new insulated roof, new fascia boards, damp proof course, kitchen and bathroom, new boiler and wiring. Of particular note is the vehicular access to the rear garden, which lends itself to both garden and parking, a rare and much sought-after commodity in the town centre.

Guide: £269,000



SITTING ROOM 12' 6" x 11' with exposed timbers, brick and flint work, Victorian floorboards, open red-brick fireplace and meter cupboard. Step up to the

KITCHEN 9' 7" x 7' 5", with terracotta pavement floor, original fireplace (sealed) and a range of fitted wall and base kitchen units, with granite work surface, inset with four-ring ceramic hob with extractor over and oven below, space and



plumbing for washing machine and inset stainless-steel sink. Door to garden and understairs storage cupboard housing gas central heating.

#### FIRST FLOOR

**BEDROOM 1** 12' 7" x 11' 9" with exposed floorboards and four wall light points.

**BATHROOM** extensively tiled, with panel bath, separate shower unit with shower screen over, pedestal wash hand basin, low-level WC, large fitted mirror, medicine cabinet and storage cupboard with shelving.

#### SECOND FLOOR

**BEDROOM 2** 12' 6" x 12' 5" with exposed timbers and a range of built-in bedroom furniture, with storage and wardrobes.

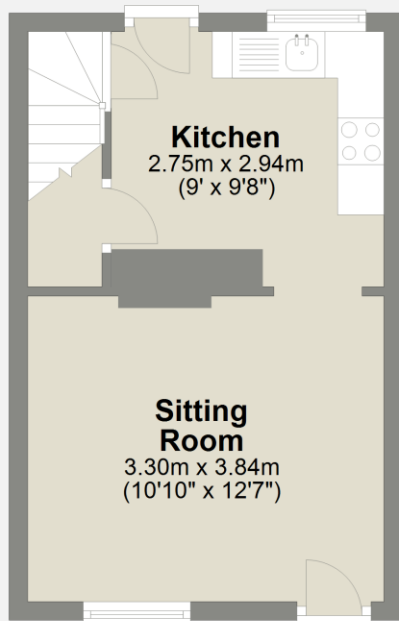
**OUTSIDE** there is an open-plan and versatile garden area, with hard landscaping, providing a terraced seating area with open-sided store. The vehicular access to the side belongs to an adjoining property, but does provide the ability to access the garden for parking.

**IMPORTANT NOTICE:** These particulars have been prepared in all good faith; measurements and distance are given as a guide only. We have endeavoured to ensure the information given is accurate but we would urge you to contact the office before travelling to ensure that your impression of the property is as we intended. None of the services, appliances or equipment have been tested and purchasers should satisfy themselves on such matters prior to purchase. Viewing is strictly by appointment: Tel: (01284) 769999. [www.bedfords.co.uk](http://www.bedfords.co.uk) 15 Guildhall Street, Bury St Edmunds, Suffolk IP33 1QD.

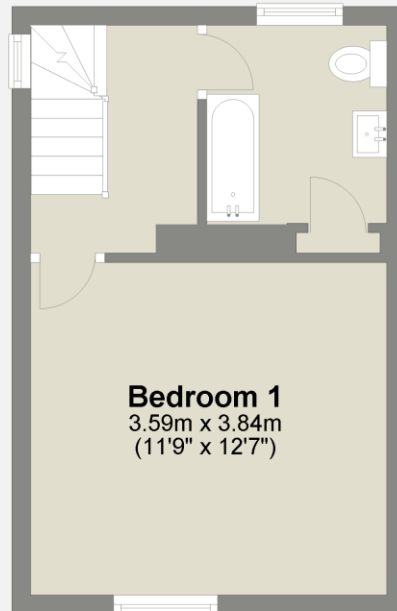
**FIXTURES AND FITTINGS:** Unless specifically mentioned in these particulars, certain fixtures and fittings may be excluded from the sale. Some items such as carpets, curtains, light fittings, etc., may be available by separate negotiation.



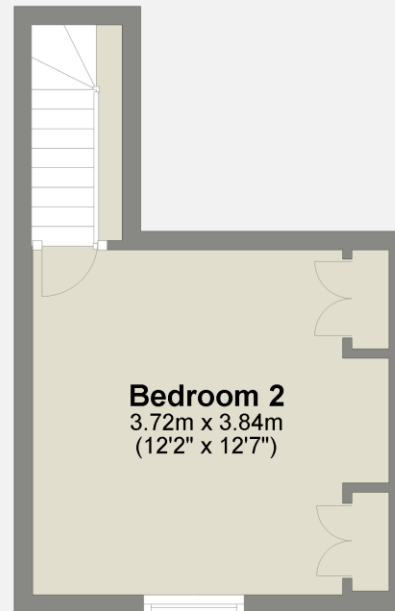
### Ground Floor



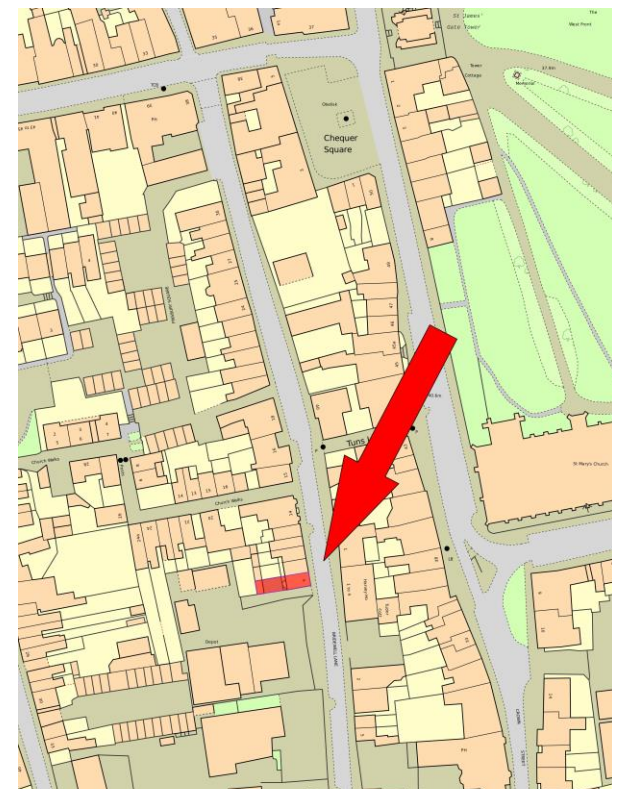
### First Floor



### Second Floor



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