



ELEGANT TOWNHOUSE WITH GARAGE AND PARKING SPACE

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

bedfords.co.uk

Bedfords

ESTABLISHED 1966

49 College Street Bury St Edmunds Suffolk IP33 1NL

AN ELEGANT GEORGIAN TOWNHOUSE OFFERING SCOPE TO UPDATE AND MODERNIZE, WITH
WALLED GARDEN, SEPARATE GARAGE AND PARKING SPACE

HALL | CLOAKROOM | SITTING ROOM | DINING ROOM |
KITCHEN | SNUG | CELLAR | 4 BEDROOMS | DRESSING ROOM
| BATHROOM | EN SUITES | GARDEN | GARAGE | PARKING

A fine grade II listed Georgian townhouse in the heart of the medieval grid offering well-proportioned accommodation with scope to improve and modernise. An ideal home for a downsizer with two suites on the first floor, a walled garden, garage and parking space, briefly it comprises:

RECEPTION HALL with French doors to garden, stairs to first floor

CLOAKROOM with low-level WC and wash hand basin.

SITTING ROOM 16'4" x 12'9" including chimney breast with fire surround hearth and mantelpiece.

DINING ROOM 16'4" x 12' including chimney breast

KITCHEN – 12' x 8'1"– fitted with a range of wall and base units with tiled splashback, work surface inset with stainless-steel sink and drainer unit, hob with extractor over, space and plumbing for washing machine, dryer, and fridge freezer, built-in oven and grill, stable door to garden.

BREAKFAST ROOM 14'7" x 13'

CELLAR – 14'10" x 11'7" – cupboards and dresser-style shelving unit, cupboard housing gas-fired central heating boiler.

First floor

BEDROOM ONE 16' x 12'7" max. overall including chimney breast with fire surround and mantelpiece, built-in wardrobe cupboards, archway and steps up to **DRESSING ROOM** 13'2" x 12'6" shelved airing cupboard with archway through to en suite cloakroom with low-level WC and wash hand basin, separate door to landing.

GUIDE: £650,000 FREEHOLD



FAMILY BATHROOM with panelled bath with tiled splashback, mixer and separate shower unit and shower screen over, wash hand basin and WC.

BEDROOM TWO 13'5" x 10'10" max including chimney breast and built-in dressing table with cupboard, drawers and shelving over, wash hand basin and door to en suite shower room with shower cubicle and low-level WC.

Second floor

BEDROOM THREE 10' x 11' into the eaves.

BEDROOM FOUR 11 x 11'3"

OUTSIDE is a walled garden, landscaped with large terrace and two brick raised beds with mature magnolia tree and garden store. Parking – It is believed that permits are available via the council permit scheme and a single garage and parking space is located a few yards further up the street.

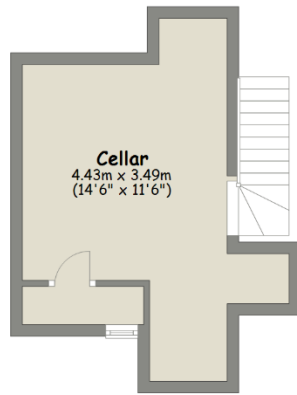
SERVICES Mains water, electricity, gas and drainage.

LOCAL AUTHORITY: West Suffolk – Council Tax Band F



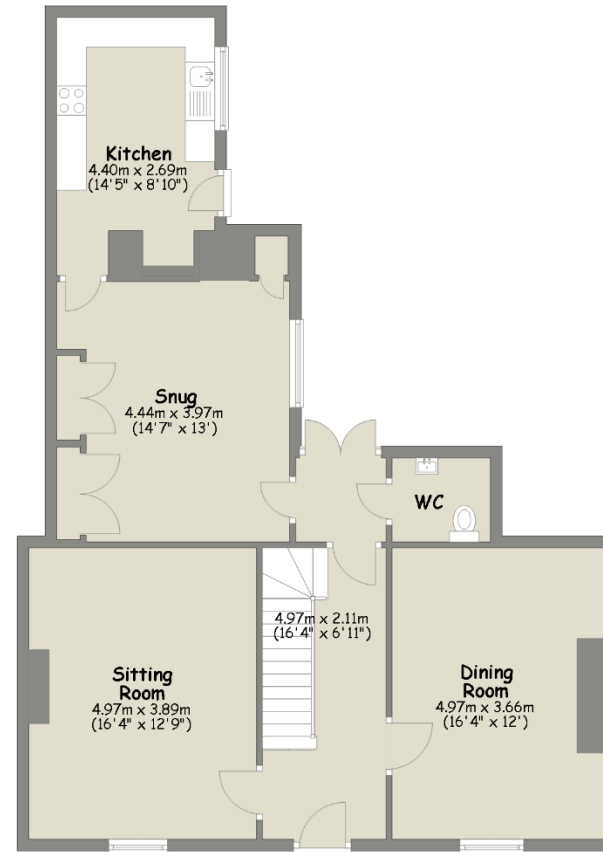
Basement

Approx. 18.6 sq. metres (200.0 sq. feet)



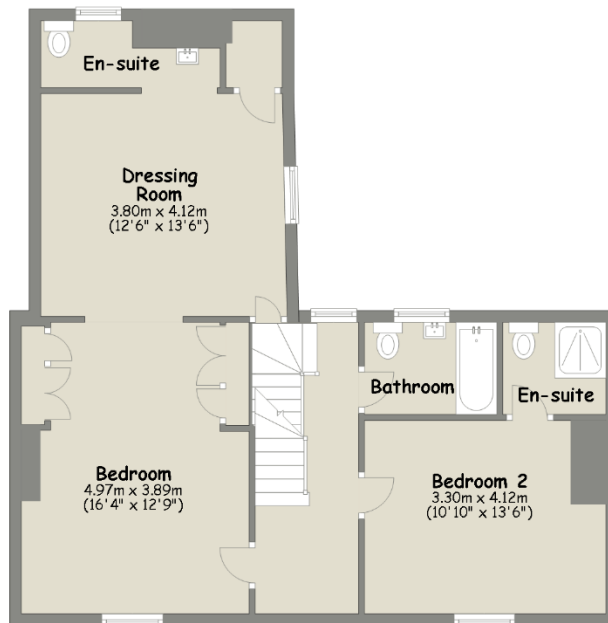
Ground Floor

Approx. 84.9 sq. metres (913.4 sq. feet)



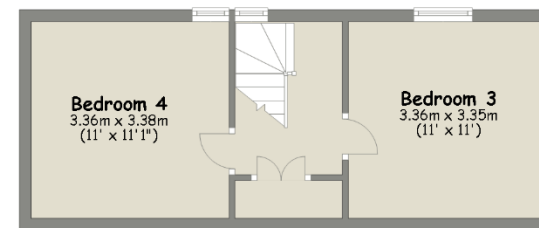
First Floor

Approx. 70.1 sq. metres (755.1 sq. feet)



Second Floor

Approx. 29.4 sq. metres (316.3 sq. feet)



Total area: approx. 203.0 sq. metres (2184.8 sq. feet)

For identification purposes only. Not to scale.
Copyright Bedfords 2019
Plan produced using PlanUp.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Bedfords | 01284 769 999
bse@bedfords.co.uk
15 Guildhall Street, Bury St. Edmunds
Suffolk IP33 1QD