



Post Office Store The Street
Bury St. Edmunds, IP31 1NG
Guide Price £385,000

This mixed use Commercial/Residential property is located in the High Street of Ingham to the North of Bury St Edmunds. The Commercial premises are currently used as a Sub Post Office which is now closed and a Village Store. We are offering for sale the residential house with Commercial usage on part of the Building. Please satisfy yourself with the local Planning Authority as to potential uses. The accommodation is located over two floors and comprises 2 Reception Rooms, 3 Bedrooms, Shop & Stores, Cloakroom, Bathroom. The property is heated via an Oil Fired Boiler to radiators and has the benefit of Sealed Unit Double Glazed Windows. The accommodation comprises in more detail:-

SITTING ROOM

14'2" x 18'0"

with front door, two windows to front aspect, fireplace with inset log burner, parquet flooring

DINING ROOM

11'1" x 12'11"

with radiator, parquet flooring, patio doors to rear

KITCHEN

12'1" x 8'7" (maximum)

with roll edge worksurfaces, cupboards and drawers and matching eye level units, appliance space, built in double oven and four ring ceramic hob, radiator, recessed single drainer stainless steel sink with mixer taps

INNER HALLWAY

with tiled flooring, door to Cloakroom, stairs to first floor landing, recess and door to Sitting Room.

CLOAKROOM

4'10" x 7'6"

with hidden cistern wc, wash hand basin, cupboards and window to rear aspect

STORE

11'5" x 10'2"

Currently used as a store/office with access to the main house and also to the shop

VILLAGE STORE

10'1" x 24'9"

with main entrance and windows

FIRST FLOOR LANDING

with airing cupboard housing hot water cylinder, linen cupboard

BATHROOM

with suite of panelled enclosed bath, low level wc, pedestal wash hand basin, window to rear aspect, radiator, shower unit

BEDROOM ONE

16'10" x 12'10"

with windows front and rear, radiator, built in double wardrobe





INNER LANDING

10'4" x 20'9" max

with window to the side aspect and door to:-

INNER BEDROOM TWO

6'2" x 14'4"

an internal bedroom with no external window but window onto inner hallway

BEDROOM THREE

14'9" x 10'6"

dual aspect room with built in double wardrobe, radiator

OUTSIDE

The property is approached over a small front garden laid to gravel and paving with various shrubs. The rear garden is of generous proportions with a large Timber Storage Shed/Barn 10' 10" x 23' 8" with power connected. There is a covered verandah area and car port. Access to two further brick built sheds/workshops with power connected. The remainder of the garden is predominantly laid to a large lawned area with beds and borders and a variety of shrubs. There is a large gravel drive and further Shed 21'9" x 12'10" with no services connected. Oil Storage tank for the heating system. Access is provided to the parking area via a five bar gate which leads from a serviced driveway leading back to the main road.

Local Authority & Council Tax Band:

West Suffolk District Council. Council Tax Band D

Please contact West Suffolk Council to check business rates

Services:

Mains services are connected including water, electricity and drainage.

Oil Fired Central Heating

Tenure:

For sale FREEHOLD with vacant possession upon completion.

Viewings:

By appointment with the Sole agents Marshall Buck Ltd.

Anti-Money Laundering Regulations

We are obliged under the Government's Money Laundering Regulations 2019, which require us to confirm the identity of all potential buyers who have had their offer accepted on a property. Therefore, we will require the full name(s), date(s) of birth and current address of all buyers as well as a copy of photographic ID (Driving License or Passport) and Address Verification in the form of a recent Utility Bill/Bank Statement. Once we have received this information we will be able to issue a Memorandum of Sale and move forward with the transaction.



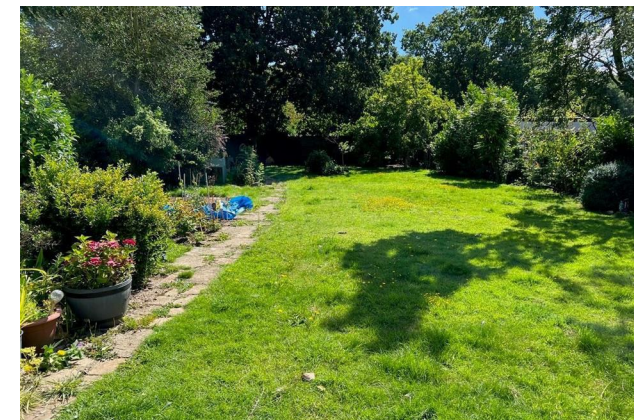
The floor plan shows a shop premises with the following rooms and dimensions:

- KITCHEN**: 10'0" x 10'0"
- DINING ROOM**: 10'0" x 10'0"
- BATHROOM**: 5'0" x 5'0"
- SITTING ROOM**: 15'0" x 15'0"
- SHOP OFFICE**: 10'0" x 10'0"
- SHOP FRONT**: 10'0" x 10'0"

Additional features include a staircase labeled "UP" and a central entrance area.

The floor plan shows a rectangular layout. At the top left is a light blue rectangular area labeled "BATHROOM". To its right is a brown rectangular area labeled "LANDING". A staircase with a "DOWN" arrow is located between the bathroom and the landing. A "RING CUPBOARD" is indicated on the landing. To the right of the landing is a large yellow rectangular area labeled "BEDROOM". Below the landing and to the left of the large bedroom is another yellow rectangular area labeled "BEDROOM". At the bottom left is a third yellow rectangular area labeled "BEDROOM". A central hallway connects the landing to the bedrooms. The entire plan is enclosed in a thick black border.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>			68 25

England & Wales

EU Directive
2002/91/EC

