

# 23b Eastgate Street - Offers In Excess Of £350,000

Bury St. Edmunds IP33 1XX

shires

Estate & Letting Agents



*"Consistently providing outstanding service to our clients"*

# Offers In Excess Of £350,000

## The Property

With fantastic views across the weir of the River Lark, this individual CHAIN FREE 3 bedroom townhouse is located a short walk from Bury St Edmunds town centre and Abbey Gardens.

This energy efficient home benefits from an Air Source Heat Pump, that was updated in 2025 with a 7 year warranty, Scandinavian engineered wood double glazing, borehole water supply and an independent sewerage system.

To the ground floor the accommodation comprises entrance hall, cloakroom, open plan sitting/dining and kitchen area with double opening doors leading to the low maintenance walled courtyard style garden. To the first floor there are two double bedrooms, one with Juliet balcony and views across the River Lark, and the family bathroom. On the top floor the principle bedroom suite has a Juliet balcony overlooking the river, and a full en suite. All bedrooms are doubles and have built in wardrobes. To the front of the property there is parking for 2 vehicles on the gravel driveway.

The house was built to a high specification in 2012, is beautifully presented throughout and is located in a truly individual position overlooking the River Lark.

Viewings are strictly via Shires Estate & Lettings Agents on Eastgate Street, who literally have the key to your new home. Contact us now to book your viewing to avoid any disappointment in missing out on this truly individual home.

Please be aware that images of the property may have been digitally enhanced, edited, or staged using artificial intelligence, and may not reflect the current presentation or furnishings.

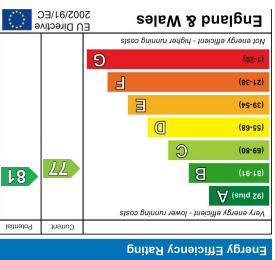
## Features

- CHAIN FREE
- AIR SOURCE HEATING UPGRADED IN 2025 WITH LATEST TECHNOLOGY
- INDIVIDUAL THREE BEDROOM SEMI DETACHED TOWN HOUSE
- VIEWS ACROSS THE RIVER LARK WEIR
- HALL, CLOAKROOM
- OPEN PLAN SITTING ROOM/KITCHEN/DINING ROOM
- TWO 1ST FLOOR DOUBLE BEDROOMS, FAMILY BATHROOM
- 2ND FLOOR BEDROOM SUITE WITH FULL EN SUITE BATHROOM
- COURTYARD GARDEN
- PARKING DIRECTLY TO THE FRONT OF THE PROPERTY





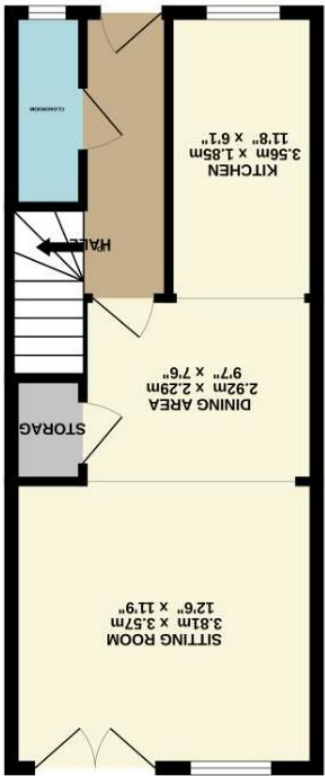
These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided in good faith, their accuracy should not be relied upon. If there are any points about which you may be uncertain or would like further clarification, we would suggest that you telephone this office and speak to our staff who will endeavour to assist you.



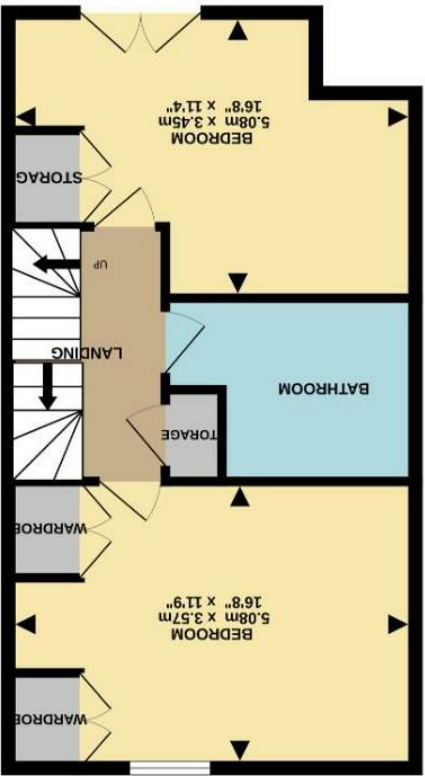
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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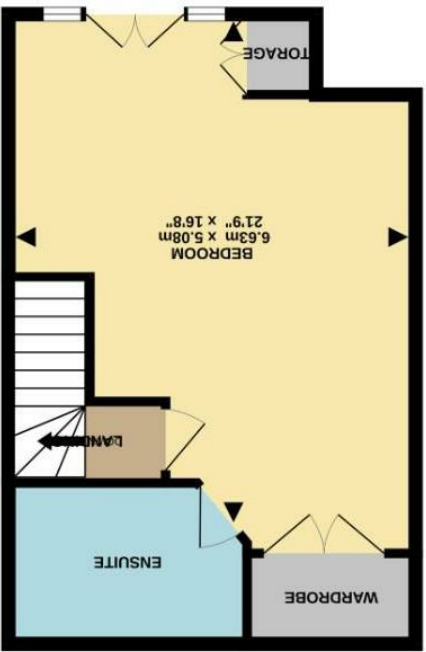
TOTAL FLOOR AREA : 121.2 sq.m. (1304 sq.ft.) approx.



GROUND FLOOR  
35.9 sq.m. (386 sq.ft.) approx.



1ST FLOOR  
46.6 sq.m. (502 sq.ft.) approx.



2ND FLOOR  
38.7 sq.m. (416 sq.ft.) approx.