

**oakheart**



£200,000

Guide Price

St. Peters Court, Bury St. Edmunds

\*\* GUIDE PRICE £200,000 TO £225,000\*\* Tucked away in a quiet central spot, just moments from the heart of Bury St Edmunds, this charming 'upside down' maisonette makes a unique and inviting home. Designed with a thoughtful layout that places the living space on the first floor, the property offers light, character, and practicality in equal measure.

The ground floor is home to two comfortable double bedrooms, each with direct access to the enclosed rear garden - a private walled haven

perfect for enjoying morning coffee or summer evenings. A modern family bathroom serves the bedrooms, while a large under-stair cupboard provides excellent storage solutions.

Upstairs, the accommodation opens into a spacious living and dining room, filled with natural light, creating an ideal setting for both everyday living and entertaining. The adjacent shaker-style kitchen is well-appointed with ample work surfaces and storage, offering a stylish yet practical space for cooking and hosting.

Externally, the property benefits from both a front and rear garden, offering rare outdoor space in such a central location, alongside the convenience of an allocated parking space.

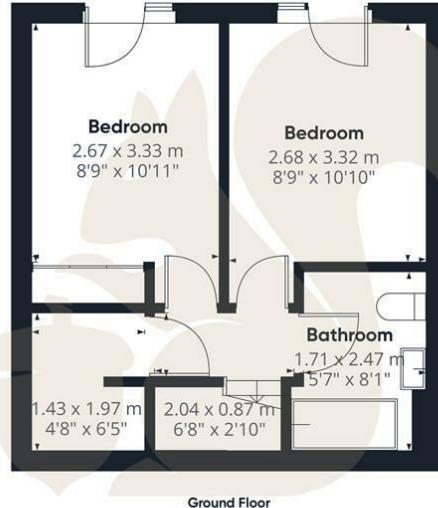
Bury St Edmunds itself is one of Suffolk's most sought-after market towns, famed for its historic Abbey Gardens, thriving independent shops, renowned restaurants, excellent schools, and superb transport links, including easy rail connections to Cambridge, Norwich, and London. This maisonette is perfectly placed to enjoy all that the town has to offer while remaining in a peaceful residential setting.











Ground Floor



Floor 1

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Local Authority:

Tenure:

Share of Freehold

Council Tax Band:

C

### Energy Efficiency Rating

Approximate total area<sup>(1)</sup>

59.4 m<sup>2</sup>  
639 ft<sup>2</sup>

Very energy efficient - lower running costs

(92 plus) A

(81-91) B

(69-80) C

(55-68) D

(39-54) E

(21-38) F

(1-20) G

Not energy efficient - higher running costs

**England & Wales**

EU Directive  
2002/91/EC



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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