



Garland Street

Bury St. Edmunds

Guide Price £395,000

LACY SCOTT  
& KNIGHT

est. 1869

## 42 Garland Street

Bury St. Edmunds | Suffolk | IP33 1HB

A well-presented townhouse situated within striking distance of all amenities of the town centre with the added benefit of a garage and parking space.

Hall | WC | Kitchen | Sitting Room | Conservatory | 2 First Floor Bedrooms and Bathroom | Second Floor Principal Bedroom & En-suite | Rear Patio Area | Garage and Off-Road Parking Space

### 42 Garland Street

42 Garland Street is an attractive mid terrace townhouse presenting brick elevations under a tiled roofline with accommodation arranged over three floors. The accommodation comprises entrance hall, downstairs cloakroom, kitchen, sitting room and conservatory. On the first floor there are 2 bedrooms (one with a double built in wardrobe) and family bathroom. The principal bedroom with en-suite and Velux windows to front rear is situated on the third floor. Overall, 42 Garland Street is a well-presented townhouse situated within striking distance of all amenities of the town centre.

### Outside

To the front of the property there is a small walled garden with a path leading to the front door. To the rear of the property there is a small patio area where access is provided to the garage and parking space (which is accessed via Cryspen Court).



### Location

Garland Street is situated within one of the most popular residential areas of Bury St. Edmunds offering a pleasing mix of housing situated within a stone's throw of the town centre's amenities. Bury St. Edmunds is a thriving market town located at the heart of East Anglia and offers extensive schooling in both the public and private sectors and a wide range of shopping facilities and amenities including health clubs, swimming pools and golf clubs. Cambridge is approximately 28 miles away and Stowmarket some 12 miles away which offers a fast and regular mainline train service to London Liverpool Street taking

approximately 85 minutes. For the road commuter there is excellent access to the A14, A11(M11) and A1.

### Property Information

**Services:** Mains electricity, water and drainage. Gas fired central heating.

**Local Authority:** West Suffolk Council. Council Tax Band D.

**Tenure:** Freehold.

**Broadband:** Ultrafast predicted download speed 1000 Mbps and predicted upload speed 220 Mbps.

**Mobile Signal/Coverage:** Yes.

(All information taken from the Ofcom website)

### Agent's Note

Although the tenure of the property is freehold, please note that the tenure of the garage is leasehold. A copy of the Lease can be viewed at the Agent's office. Lease details as follows:

Date: 31<sup>st</sup> March 1988

Term: 99 Years less 3 days from 1<sup>st</sup> April 1986

Rent: £1 and insurance rent

Current Service Charge: To be confirmed

### Directions

From Lacy Scott & Knight office proceed on foot along Risbygate Street into the town centre turning left into Garland Street where the property will be found towards the end of the road on your right-hand side denoted by a Lacy Scott & Knight 'For Sale' board.



### Plans, Areas and Schedules

These are based on the Ordnance Survey and are for reference only. They have been checked and computed by the Agents, and the Purchaser(s) shall be deemed to have satisfied themselves as to the description of the property, and any error or misstatement shall not annul the letting, nor entitle either party to compensation. The plans are for the purpose of identification only. In the event of any discrepancy between the plans and schedule of areas, the schedule of areas shall prevail.

**Misrepresentation and Notices** Lacy Scott & Knight for themselves and as Agents for the Seller of the property give notice that:-

- These Particulars are intended to give a fair and substantially correct overall description for the guidance of intending Purchaser(s) and do not constitute, nor constitute part of, an offer or contract. No responsibility is assumed for the accuracy of individual items.
- All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending Purchaser(s) should not rely on them as statements or representations of facts, but must satisfy himself by inspection or otherwise as to the correctness of each item.
- No person in the employment of Lacy Scott & Knight has any authority to make or give any representation or warranty whatever in relation to this property or these particulars not to enter into any contract relating to the property on behalf of Lacy Scott and Knight nor any contract on behalf of the Sellers.
- No responsibility can be accepted for any expenses incurred by any intending Purchaser(s) in inspecting properties which have been sold or withdrawn.
- Should any dispute arise as to the boundaries or an pre-contract points on the General Remarks and Stipulations, Particulars, Schedule, Plans or the interpretation of any of them, the questions will be referred to the arbitration of the Agents, whose decision shall be final.

Denotes restricted head height

## Garland Street, Bury St. Edmunds, IP33

Approximate Area = 1251 sq ft / 116.2 sq m

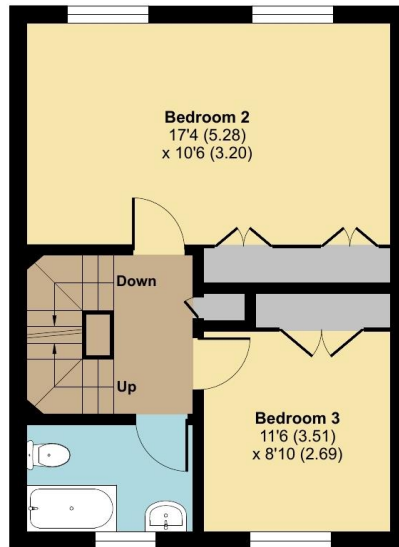
Limited Use Area(s) = 53 sq ft / 4.9 sq m

Total = 1304 sq ft / 121.1 sq m

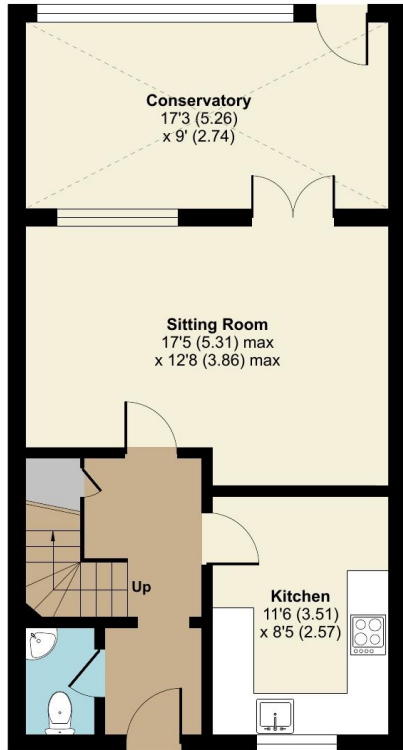
For identification only - Not to scale



SECOND FLOOR

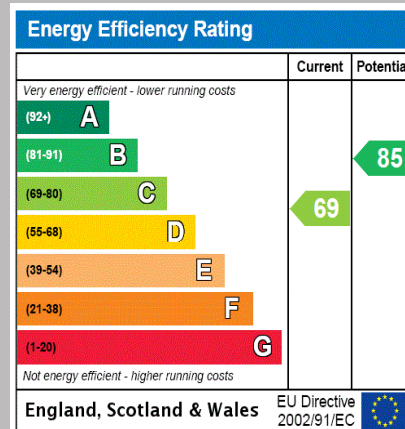


FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nixhecom 2024. Produced for Lacy Scott & Knight. REF: 1211599



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