



Maynewater Lane

Bury St. Edmunds

Offers in Excess of £175,000

LACY SCOTT
& KNIGHT

est. 1869

25 Maynewater Lane

Bury St. Edmunds | Suffolk | IP33 2AB

Station 1.2 miles, Cambridge 29 miles, Newmarket 15 miles

An end of terrace extended cottage with lots of potential to make it your own in a convenient town centre location.

Entrance Hall | Sitting Room | Dining Room | Kitchen | Cellar | 3 Bedrooms | Bathroom | Front and Rear Gardens | Off Road Parking Space

25 Maynewater Lane

Offered to the market for the first time in many years this end of terrace Victorian property offers a great opportunity for a new owner now to update it and make it their own. The property would now benefit from modernisation and cosmetic updating throughout.

The property has been extended over time to offer a spacious, 3-bedroom, 2 reception room house with a ground floor cloakroom and first floor bathroom. The property has some existing character features and having been modernised and extended mostly in the 1970's offers good sized rooms.

On the ground floor the front door leads into an entrance hallway with a ground floor cloakroom. A door leads up into the sitting room and to the kitchen to the rear. The sitting room offers wide stripped pine floorboards and a window to the front. Behind this room is the dining room with window overlooking the rear garden, stairs that lead to the first floor and a door with stairs leading down to the cellar.



The kitchen offers a range of units and worktops with an eye-level oven and grill, part-glazed door to the rear garden and there is a wall mounted gas-fired boiler serving the hot water.

Upstairs offers three good sized bedrooms, the original main bedroom to the front featuring stripped pine floorboards, a smaller room to the rear with a large built-in cupboard over the stairs and the extension created the largest bedroom to the side with an oriel-type window, open shelving and rails. The family bathroom has a bath with shower attachment, WC, basin, tiled flooring and part-tiled walls.

Outside

To the front of the property is a garden area with low timber fencing and a dropped kerb providing a gravelled parking area suited to one small car. There are also some on-street residents permit parking bays on Maynewater Lane.

To the rear a small section of garden is retained by trellis, with some retained sleeper beds. Please note beyond this is an area of open garden which is believed to belong to the brewery.

Location

Maynewater Lane leads from Southgate Street to Westgate Street in the historic centre of Bury St. Edmunds and is in close

proximity to the town centre with all that this location offers including the historic Theatre Royal which is just a stone's throw away along with a wide range of further entertainment, dining and shopping options.

Property Information

Services: Mains electricity, gas, water and drainage. Hot water is provided by a gas fired boiler. There is currently no central heating system.

Local Authority: West Suffolk Council. Council Tax Band B.

Tenure: Freehold.

Broadband: Ultrafast predicted highest download speed 1800 Mbps and predicted highest upload speed 1000 Mbps. (Information taken from Ofcom website).

Mobile Coverage: Good outdoor. (Information taken from Ofcom website).

Agent's Notes

- 1) We understand that there is a gardening agreement in place between the Vendor and Greene King relating to land at the rear of the property. We are awaiting further details.
- 2) We have been informed by the Vendor that some works maybe required to the roof of the extension. We would recommend any potential buyer to obtain a full Structural Survey.
- 3) The vendor informed us the property has historic underpinning to the rear prior in the 1980/90's. We would recommend any potential buyer to obtain a full Structural Survey.
- 4) The property title is unregistered. The buyers Conveyancer will need to attend to the first registration on completion of the purchase.

Directions

What3words///rigid.seagulls.email

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:-

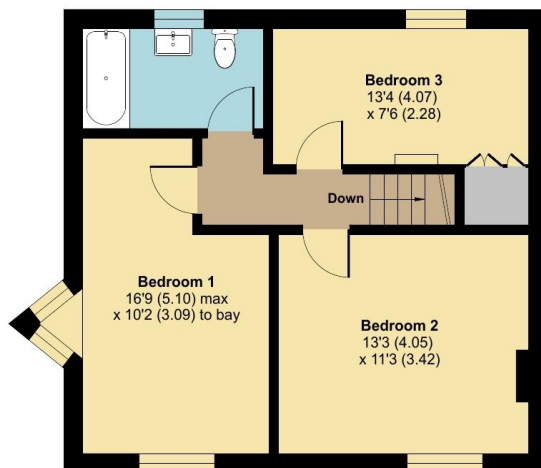
- a) These Particulars are intended to give a fair and substantially correct overall description for the guidance of intending Purchaser(s) and do not constitute, nor constitute part of, an offer or contract. No responsibility is assumed for the accuracy of individual items.
- b) All descriptions, dimensions, 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.
- c) 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.
- d) No responsibility can be accepted for any expenses incurred by any intending Purchaser(s) in inspecting properties which have been sold or withdrawn.
- e) 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.



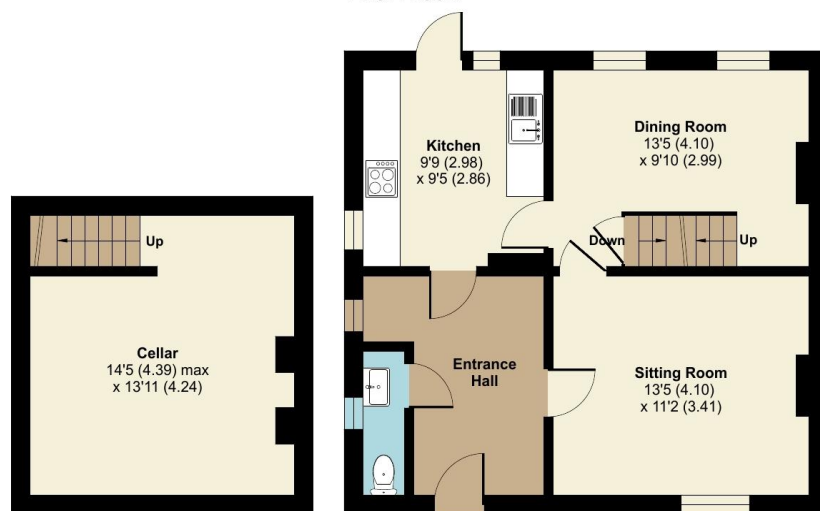
Maynewater Lane, Bury St. Edmunds, IP33

Approximate Area = 1231 sq ft / 114.3 sq m

For identification only - Not to scale



FIRST FLOOR



BASEMENT

GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Lacy Scott & Knight. REF: 1437075



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		82 B
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		

Tel: 01284 748600

10 RISBYGATE STREET, BURY ST EDMUNDS, IP33 3AA

Tel: 01449 612384

MARKET PLACE, STOWMARKET, SUFFOLK, IP14 1DN