



Eastgate Street, Bury St. Edmunds

Sheridans



Eastgate Street, Bury St. Edmunds IP33 1YW

Guide Price £225,000

Much improved two bedroomed Victorian town house providing well-presented accommodation with generous rear gardens.

Understood to have been built in the 19th century and much improved and extended in more recent years, this charming town house offers light and airy accommodation complemented by generous rear gardens, whilst situated only a short walk to the historic town centre of Bury St Edmunds.

Benefitting from gas fired radiator central heating and double glazing, the accommodation currently in brief comprises of a sitting room with feature fireplace with wooden surround, wooden flooring, stairs off to first floor with under-stairs cupboard and opening to the dining room with window to rear. The kitchen has been re-fitted and updated with a modern range of units providing plenty of drawer and cupboard space beneath preparation surfaces with space for appliances.

On the first floor are two bedrooms and a family bathroom completes the accommodation.

Outside

To the rear is a large garden being mostly laid to

lawn and stocked with numerous shrubs and trees and enclosed by recently replaced fencing. Within the garden is a terrace creating an ideal area for entertaining and a block built outbuilding creates useful storage or a potential home office.

Location

The house is close to everything that gives Bury its distinct reputation for bringing together the best of old and new, with its rich history and its broad range of venues for dining, shopping and relaxing. These include an impressive fresh produce market every Wednesday and Saturday. The town is renowned for its beautiful Cathedral and for the leafy and floral Abbey Gardens with its impressive medieval ruins, all just a short stroll down from the colourful boutiques and cafe culture of the town centre.

It is easy to see why people want to settle in Bury and make it their home. This property is close to the excellent rail and road networks which make London and Cambridge easily commutable, along with giving access to the fine range of town, country and coastal destinations of East Anglia. Additionally, for international destinations, Stansted Airport is only about an hour's door-to-door journey from the house.

- Walking distance of town centre and Abbey Gardens
- Well-presented accommodation
- Generous well-stocked rear garden with outbuilding
- Modern kitchen and bathroom
- Sitting room opening to dining room
- Two bedrooms
- First floor bathroom
- Internal inspection essential
- Original features
- No onward chain

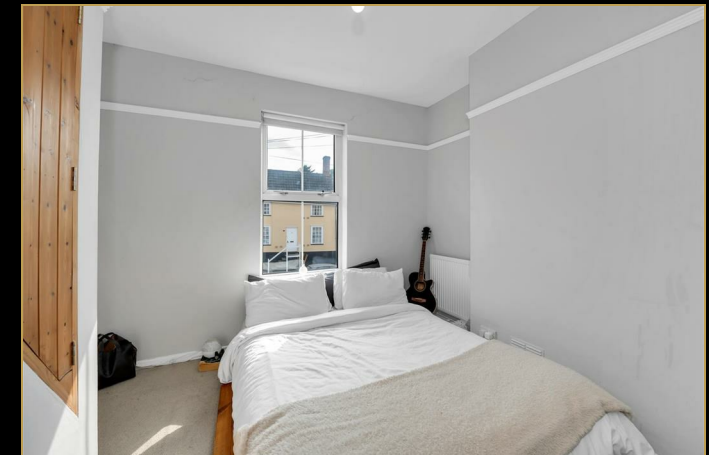
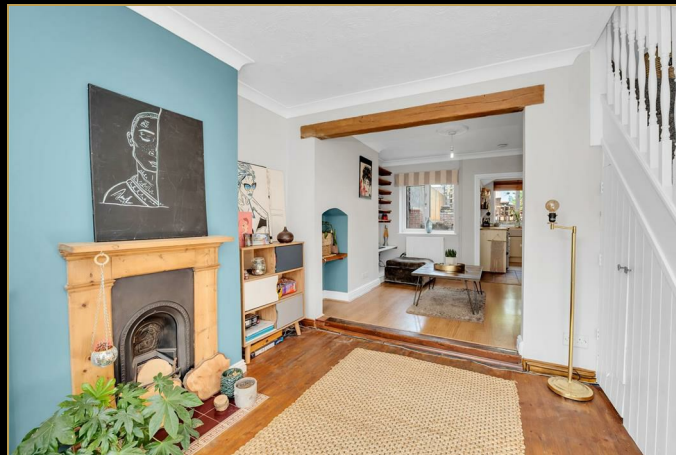
Directions

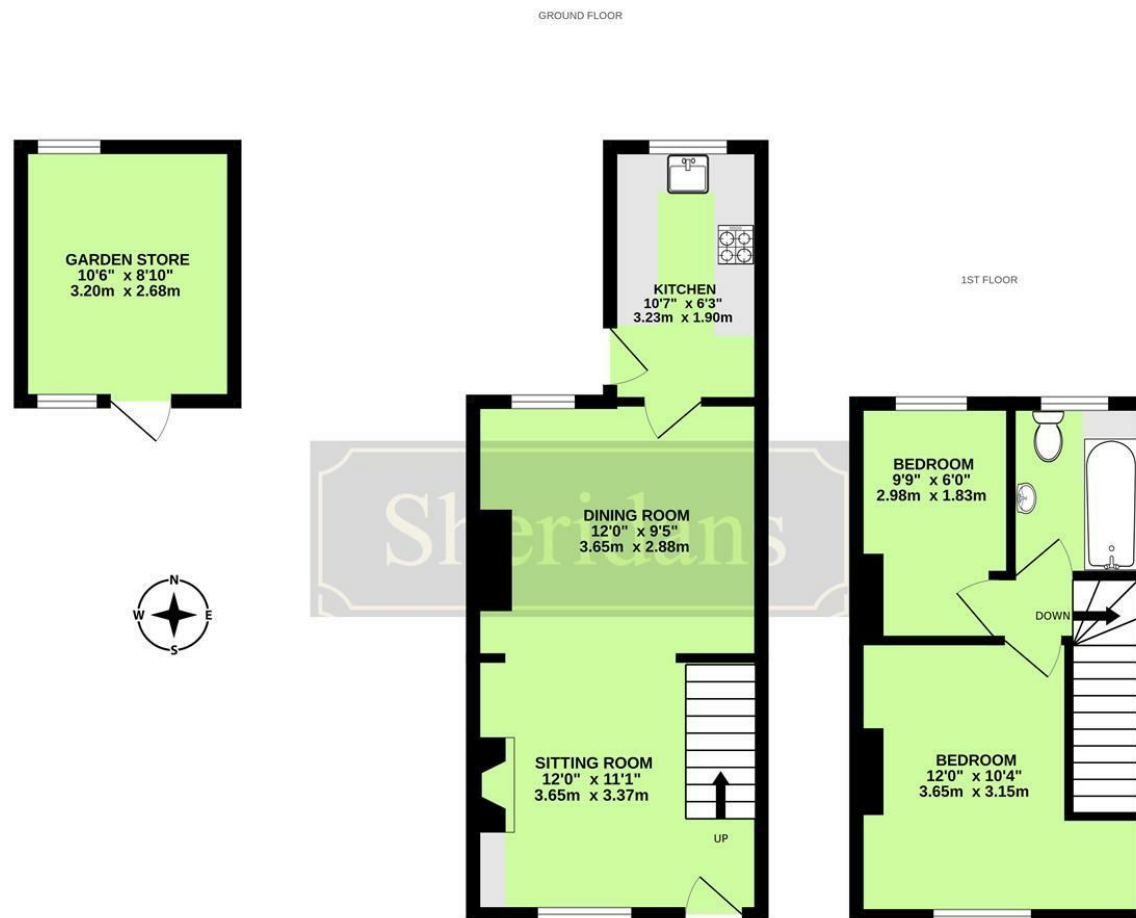
When leaving the town centre and Angel Hill, follow along Eastgate Street, where the house will be found on the left-hand side

Services

All mains services are connected. Council Tax Band B. EPC Rating: C.

No onward chain.





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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These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.

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