



York Road, Bury St. Edmunds

Sheridans



York Road, Bury St. Edmunds IP33 3EE

Guide Price £530,000

Built in 1901 of traditional brick construction with an elegant white brick facade and beneath a slate roof, this traditional late Victorian semi detached Townhouse.

9 York Road was an expensive and high quality Townhouse in its time and thankfully retains many high quality characteristics one would expect to find in a house of its era including deep plaster ceiling cornicing, high quality original Victorian fireplaces, quarry tiled flooring and panelled internal doors.

The property provides further scope and potential for improvement and the spacious accommodation in brief comprises of; an entrance hall, sitting room with bay window and fireplace, separate dining room, kitchen/breakfast room, utility, cellar room, four bedrooms, bathroom and shower room. A particular feature of the property is the large south facing gardens with small orchard which provide the owners with a good degree of privacy. York Road is a highly desirable tree lined avenue situated on the much favoured Western side of the Town.

Location

The house is situated along a sought after road on the favoured west side of town whilst being within easy reach of the town centre and the excellent range of schooling, shopping, recreational and cultural facilities historic Bury St Edmunds has to offer. Bury St Edmunds is a picturesque, thriving market town which brings together the old and the new. The town boasts a great collection of venues for eating, drinking, shopping, and relaxing, making it a great place to live, work, visit and study.

The market town, with its impressive produce market every Wednesday and Saturday, is nestled in the heart of Suffolk. It is known for the Abbey Gardens, a ruined abbey right in the town centre. Bury is a very popular destination for locals and tourists to the area. Visit the old side of the town to see the Cathedral in all its glory, the medieval quarter of the town and the Abbey Gardens itself, or browse the newer side of the town to discover its large assortment of shops, restaurants and entertainment centres.

- Sought after tree lined location
- Attractive period townhouse
- Four bedrooms and a dressing room
- Two bathrooms
- Sitting room
- Dining room
- Kitchen breakfast room and separate utility room
- Downstairs cloakroom and cellar
- Mature large south facing garden

Directions

From the town centre, proceed west on Out Risbygate Street, turn left after approximately 200 metres into Victoria Street and take the first right into York Road, where number 9 can be found after a short distance on the left-hand side.

Services

All mains services are connected. Council tax band E. EPC Rating: D.





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.

Sheridans Estate Agents

Bury St. Edmunds Office
19 Langton Place,
Bury St Edmunds, IP33 1NE
Tel: 01284 700 018

Registered office: Sheridans Limited, 19 Langton Place, Bury St Edmunds, IP33 1NE

Knightsbridge London Office
45 Pont Street,
London, SW1X 0BD
Tel: 020 7629 9966

Web: www.sheridans.ltd.uk **Email:** info@sheridans.ltd.uk

Registered in England No. 04461290
VAT Number: 794 915 378



Sheridans