



Church Walks, Bury St. Edmunds

Sheridans



Church Walks, Bury St. Edmunds IP33 1NJ

Guide Price £425,000

This charming town house situated in the heart of the medieval grid benefits from rarely available private parking for two large cars tucked away to the side of the house.

It is complemented beautifully by a super south facing garden which offers a good degree of privacy.

In brief the accommodation is as follows: Entrance into the house via the front door into the hallway which accesses the kitchen, living/dining area and downstairs cloakroom. The living space, which includes a fitted mahogany bookcase with cupboards below and a large, lit under-stairs storage area, is especially light and airy being double aspect with windows to the side and rear. There are French doors opening out into the south facing secure garden which offers a good deal of privacy and seclusion, with access to

the parking area. The kitchen has extension potential subject to planning which could create an attractive breakfast room.

On the first floor there are three bedrooms, the king-size master bedroom having fitted units, and a first floor bathroom. The loft, with integral ladder and light, is insulated and fully boarded.

Directions

On foot from our office on Whiting Street. Head away from the town centre and at the crossroads turn left, take the next turning on the right-hand side into College Street. Follow College Street for a couple of hundred yards and then turn left into Church Walks. Follow Church Walks for a short distance where number 28 can be found on the right-hand side.

- Three bedroomed town centre home with parking
- Light and spacious open sitting room and dining area
- Rear aspect kitchen with potential for extension, subject to planning permission
- Downstairs cloakroom
- First floor bathroom
- Delightful south facing private rear garden
- Private allocated parking for two good sized cars
- No onward chain

Services:

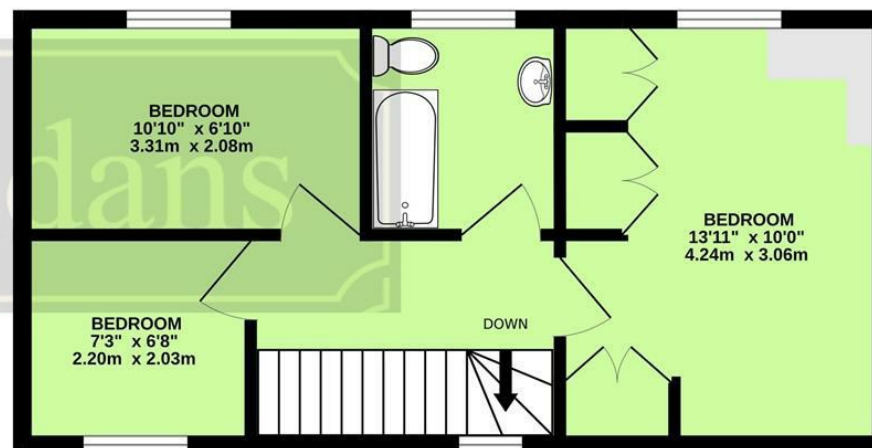
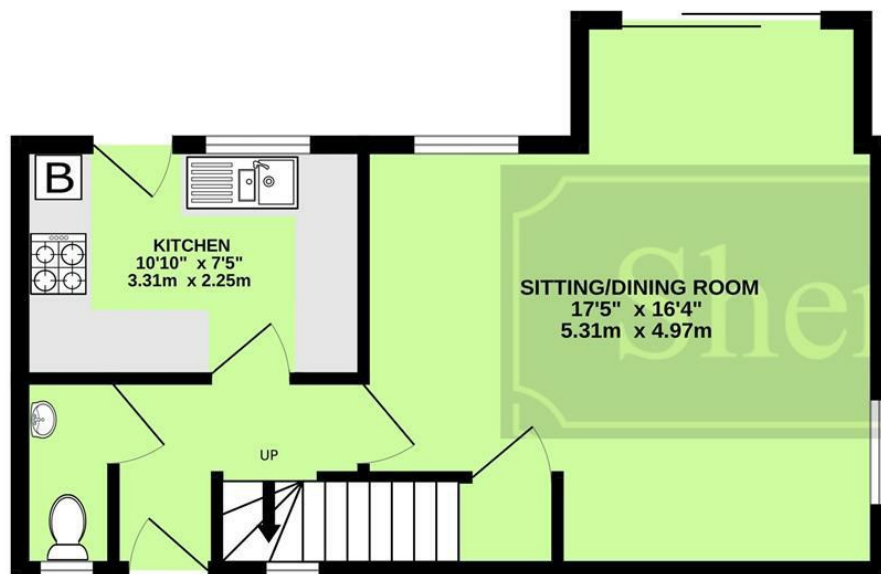
All mains services are connected.
Council Tax Band: C. EPC Rating: D.

No onward chain.



GROUND FLOOR

1ST FLOOR



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.

Sheridans Estate Agents

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