



Athenaeum Lane, Bury St Edmunds

Sheridans



Athenaeum Lane, Bury St Edmunds IP33 1LY

Guide Price £425,000

Built in 1983 this superb town house with it's own garage really is a special property being tucked away on a pedestrian lane in the much sought after Medieval Grid just 100 metres from the Angel Hotel, Cathedral and The Abbey Gardens. The large single garage which is accessed from Angel Lane and the location offers easy pedestrian access to all the town centres amenities, including schools and the railway station.

Enter the house via the front door into the hallway which accesses the downstairs cloakroom as well as the kitchen and sitting room. The property has been much improved by the current vendors resulting in a fantastic low maintenance home, which benefits from a high quality modern refitted kitchen with views to the front aspect of the cathedral and featuring a comprehensive range of eye and base level storage units as well as integrated appliances including a hob, oven, dishwasher, fridge/freezer and built in washing machine/dryer. The environmentally friendly Boxt gas boiler was fitted approximately 3 years ago. The kitchen opens into the open plan sitting room and dining area which overlooks the secluded west facing garden.

On the first floor there are three bedrooms, two of which are double with the front aspect bedroom affording great views of the Cathedral. In addition the modern bathroom, which has been refitted by the current vendors, has a matching suite consisting of a low level WC, hand wash basin and bath which features an Aqualisa power shower above.

Outside

To the rear of the property the delightful garden benefits from being

west facing and provides an excellent sunny and open outside space whilst offering a good degree of privacy and seclusion. The garden backs onto the store room which in turn leads into the good sized garage which has vehicular access from Angel Lane.

Location

The property occupies a wonderful setting within the heart of the town in the Medieval Grid, offering easy pedestrian access to all town centre amenities.

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. 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.

Bury St. Edmunds offers a full range of recreational and shopping facilities including the Arc shopping centre. Cultural amenities include the impressive Georgian Theatre Royal and the Abbey Gardens, both of which are home to an annual festival. The nearby towns of Newmarket and Ipswich and the city of Cambridge are all within easy reach.

Directions

On foot proceed from Angel Hill. Facing The Angel Hotel bear left where you will find Athenaeum Lane, which is a pedestrian lane linking Angel Hill with Churchgate Street and the rest of the Medieval Grid. Number 12 can be found after a short distance on

- Excellent location, situated on a pedestrian lane in the Medieval Grid just metres from Angel Hill
- Three bedrooms, two of which are double
- Modern refitted first floor bathroom
- High quality kitchen with views of the Cathedral
- Well-proportioned sitting room/dining room
- Downstairs cloakroom
- West facing good sized sunny courtyard garden
- Large single garage for off road parking and storage room
- No onward chain

the right-hand side. The garage is accessed via High Baxter Street and then crossing Abbeygate Street into Angel Lane where the garage can be found after approximately 100 metres on the left-hand side.

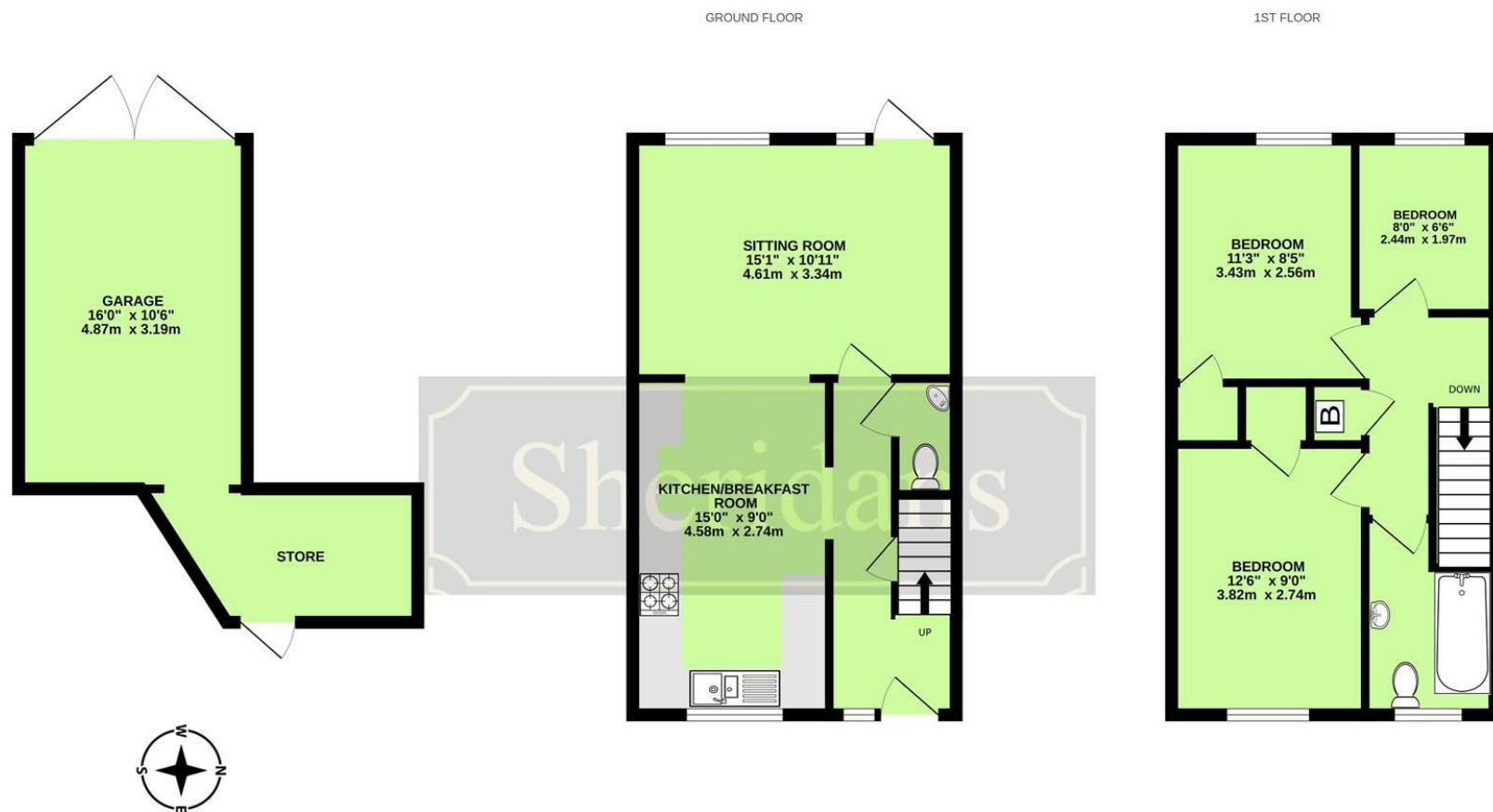
Services

Gas heating, all mains services are connected. Council tax band C. EPC Rating: C

NB - The vendor has informed us that the property is connected to fibre optic super fast broadband speed.

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.

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

Registered in England No. 04461290

VAT Number: 794 915 378



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