



Mill Road, Bury St. Edmunds

Sheridans







## Mill Road, Bury St. Edmunds IP33 3NN

Guide Price £258,000

Situated within a short walk to Bury St Edmunds town centre on a sought after no through road, is this delightful two bedroomed period property which has been refurbished to a high standard by the current vendors who have been running the property as a successful air bnb.

Accommodation in brief is as follows: Entrance into property via front door into a cosy sitting room which leads through to the rear aspect dining room which in turn accesses the refitted well-equipped kitchen and the staircase to the first floor. Beyond the kitchen the bathroom has been fully refitted and benefits from a matching suite which includes a bath with shower above, wash hand basin and a low level WC.

Both bedrooms are doubles with the front aspect room benefitting from an attractive feature half panelled wall as well as a built-in double wardrobe. The other bedroom is rear aspect with views over the garden.

### Outside

To the rear of the house is the garden which measures approximately sixty feet in length and is laid mainly to lawn with great potential for additional landscaping.

### Situation

The property is perfectly situated in a quiet area within walking distance of the historic town centre. It is close to well-regarded schools and sports facilities, and uniquely

independent shops (as well as well known high street stores, and including a Waitrose supermarket and Marks and Spencer food hall), and the beautiful parks, cinemas, theatres and restaurants for which the town is famously known as the 'jewel in the crown of Suffolk'. 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.

### Directions

On foot leave the town via Kings Road. Proceed over the mini roundabout and follow the continuation of Kings Road for a short distance. Turn left into Mill Road and follow for some distance, proceed past the concrete bollard onto Mill

- Walking distance to town
- Beautifully presented two bedroomed cottage
- Refurbished throughout by the current owners
- Currently a successful Air bnb
- Sitting room
- Dining room
- Refitted kitchen
- Refitted bathroom
- Good sized garden
- No onward chain

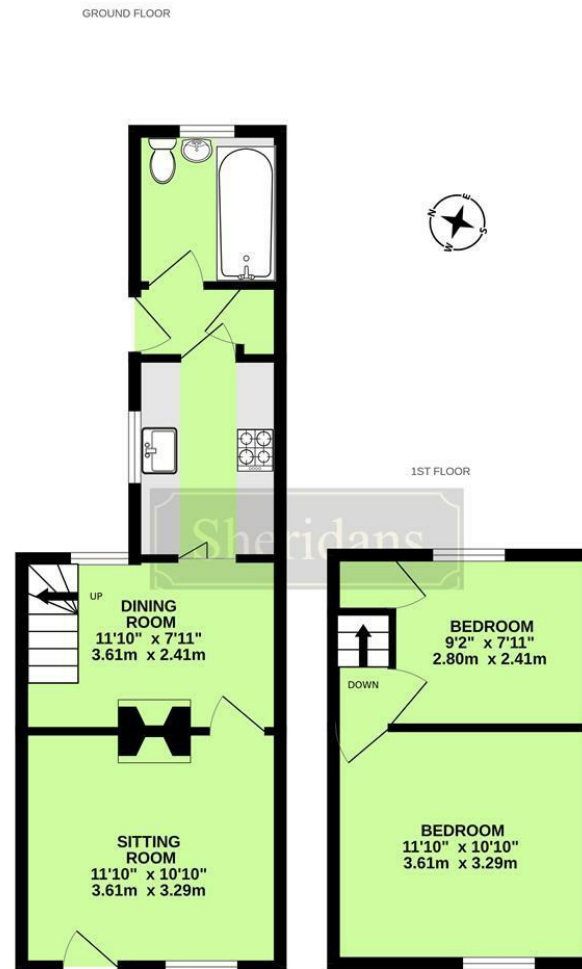
Road South and walk downhill for a short distance with the property being found on the left hand side.

### Services

All mains services are connected, gas heating. Council Tax Band: B. Permit parking available. EPC Rating: D.

No onward chain.





TOTAL FLOOR AREA : 603sq.ft. (56.0 sq.m.) approx.

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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