



Jackson & Co



## Risbygate Street

Bury St Edmunds, Suffolk, IP33 3AZ

Offers In Excess Of £315,000

Jackson & Co Bury St Edmunds are excited to present this tastefully updated Victorian terrace property, offering a blend of modern amenities and classic charm, featuring two double bedrooms, a luxurious bathroom suite, and a landscaped rear garden. Its prime location near the town centre ensures easy access to a plethora of amenities, making it an ideal abode for those seeking stylish living with convenience.



# Property Features

- Bay fronted Victorian terrace
- Beautifully updated kitchen with utility
- Converted cellar, perfect stay at home Gym/Office space
- Two large open plan reception rooms, ideal for entertaining
- Two well-proportioned double bedrooms
- Conveniently located close to Bury St Edmunds town centre
- Luxurious bathroom suite with bath and separate shower
- Gas central heating & UPVC double glazed throughout
- Landscaped rear garden
- CHAIN FREE!

## FULL DESCRIPTION

Nestled in the sought-after town centre of Bury St Edmunds, this property offers easy access to the vibrant amenities the town has to offer, making it an ideal choice for those seeking a stylish living space with proximity to local conveniences.

The ground floor comprises an entrance hall, a sitting room with a bay window to front aspect with a log burning stove and dual storage cupboard either side of the fireplace, leading seamlessly into the dining room additionally benefitting from a floor to ceiling cupboard and garden access. To the rear of the property there is a beautifully re-fitted modern kitchen benefitting from a range of matching fitted units, electric cooker with extractor over, and spaces for white goods including a dishwasher and fridge/freezer. Additionally, the ground floor has a separate Utility space, and a WC. There is access to the cellar via the Kitchen.

The first floor features a landing leading to the recently re-fitted Family Bathroom enjoying a luxurious suite comprising WC, vanity hand basin unit, shower and bath with access to the airing cupboard which houses the combi boiler. Bedroom Two and the Master Bedroom both of well-proportioned sizes and the Master bedroom benefitting from double window aspect.

Outside, the property's exterior boasts a beautifully landscaped rear garden with a decked area and artificial grass boarded by patio, along with a storage shed. The rear gate leads to a shared access passageway to Risbygate Street.

Tenure: Freehold

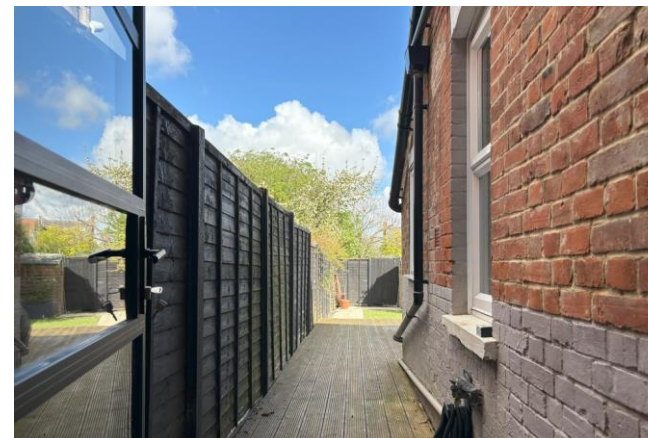
Local Authority: West Suffolk

Council Tax Band: B

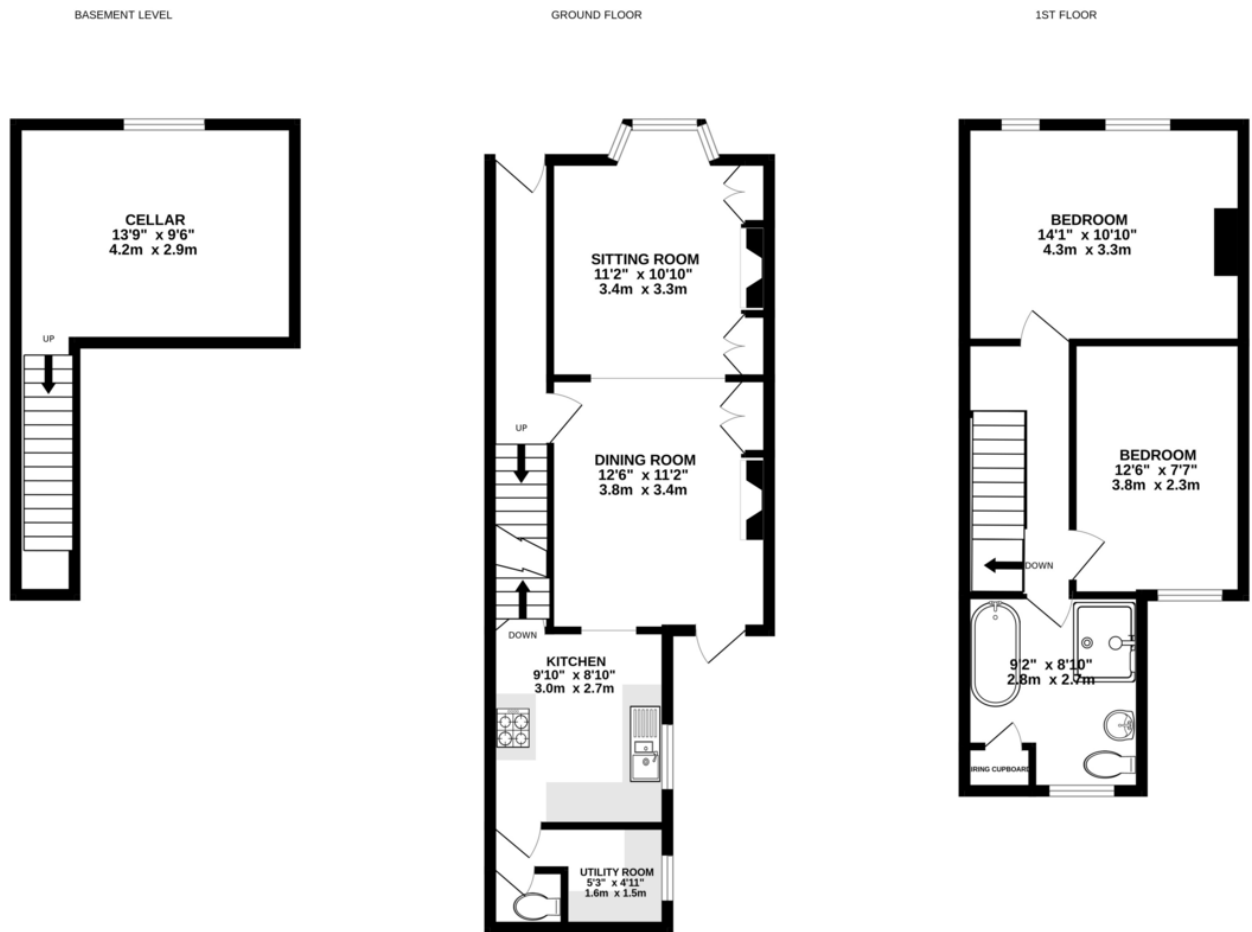
Services: Mains Gas, Water and Electric

## LOCATION

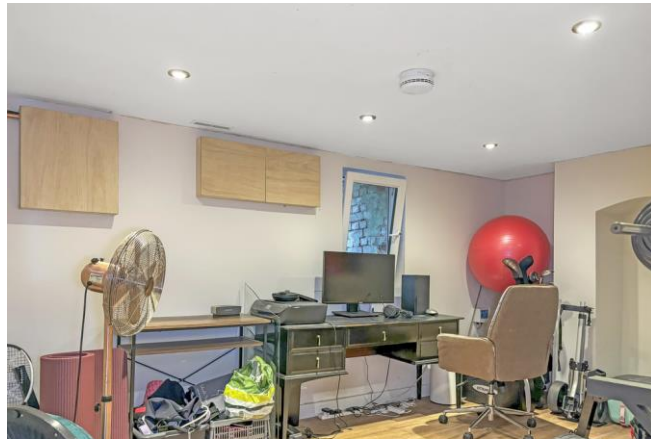
Nestled a short walk from the town centre and a stones throw from the Arc shopping centre, this property enjoys a highly sought-after location. Bury St Edmunds, a vibrant and historic market town, offering a wealth of amenities and attractions. From boutique shops to delectable restaurants, there is something to suit every taste. The town's rich history and stunning architecture make it a captivating place to explore.







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 not 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		

Jackson & Co Bury St  
Edmunds

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