



Mill Road South, Bury St. Edmunds

Sheridans



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

Guide Price £229,500

Charming Victorian two bedroomed town cottage enjoying a delightful no-through road setting within a short walk of the town centre.

Situated on a much sought after no-through road within a short pleasant walk to the town centre and all the amenities this wonderful town has to offer, is this delightful two bedroomed town cottage providing charming accommodation retaining original features, whilst benefiting from more recent alterations including a single storey rear extension creating a spacious kitchen/breakfast room and bathroom.

The accommodation is offered with no onward chain and currently in brief comprises of a charming sitting room with wooden flooring, sash window to front and a fireplace with wood burning stove. The snug has a staircase off to first floor with under-stairs cupboard and leads through to the spacious kitchen with its large roof light window flooding the area with light. The kitchen is fitted with a range of units providing ample storage, complemented by built-in oven and hob. Wooden flooring is retained and doors lead to the rear gardens and to the ground floor bathroom.

On the first floor is a small landing (gas fired combi boiler situated above the stairs) and leads through to the two bedrooms, completing the accommodation.

### Outside

To the rear is an east facing garden mostly laid to lawn with timber decking at the far end with wooden shed and a paved terrace at the rear of the house, creating an ideal area for outdoor entertaining.

### Location

Situated along a small no through road on the South West side of Bury St Edmunds, this property is conveniently located for access to the town centre. The marvellous market town of Bury St Edmunds, 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, or browse the newer side of the town to discover its large assortment of shops, restaurants and entertainment venues.

- Charming Victorian town cottage
- Delightful no-through road within a short walk of town centre
- Sash windows
- Wood burning stove
- Sitting room
- Snug
- Kitchen breakfast room
- Bathroom
- Two bedrooms
- East facing gardens

### Directions

When proceeding into Mill Road from the direction of Hospital Road, the house will be found on the right-hand side.

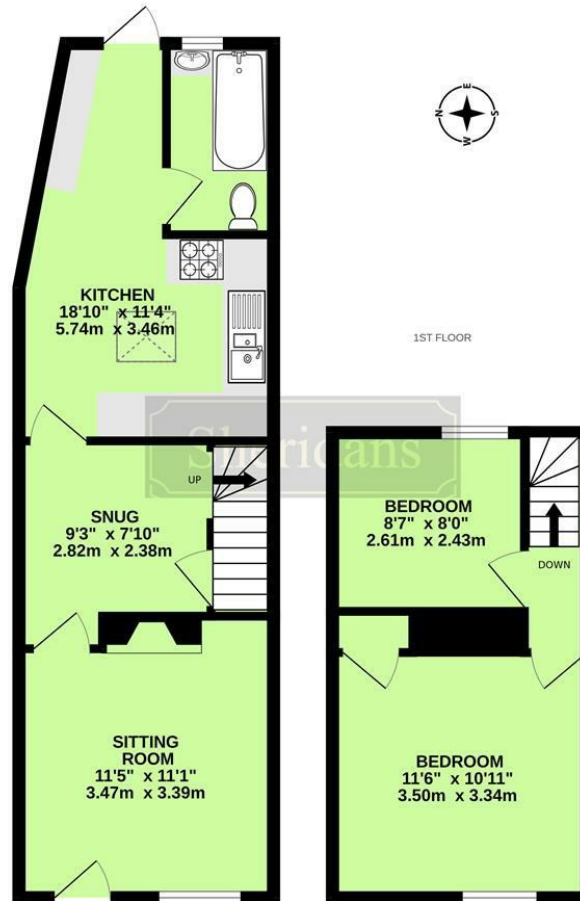
### Services

All mains services are connected. Council Tax Band B. EPC Rating: E.

No onward chain.



GROUND 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.

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