



Garland Street, Bury St. Edmunds

Sheridans



Garland Street, Bury St. Edmunds IP33 1HB

Guide Price £425,000

Traditional Victorian bay fronted 3 bedroom town house enjoying a sought after setting within a stones throw of the town centre.

Understood to have been built in the 19th century of traditional brick construction beneath a slate roof-line, this traditional Victorian town house provides a surprising level of much improved accommodation, retaining original features combined with more modern open plan living.

Benefitting from gas fired radiator central heating and offered with no onward chain, the accommodation currently in brief comprises of a spacious open plan sitting/ dining room with bay window to front and wooden style flooring. The well equipped kitchen is fitted with a modern range of units complemented by built in appliances and French doors to the rear gardens. The fully-tanked cellar has been converted to provide a versatile and useful reception used as a study.

On the first floor is a landing with stairs off to second floor and doors leading to the two bedrooms and stylish bathroom. On the second floor is a further spacious bedroom and bathroom, completing the accommodation.

Outside

To the rear is an enclosed garden mostly laid to paving for ease of maintenance providing a good degree of privacy and enjoying a south westerly aspect.

Location

The house occupies a delightful setting within one of the towns most sought after and quiet town centre locations. 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 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 itself, or browse the newer side of the town to discover its large assortment of shops, restaurants and entertainment centres.

Directions

From the town centre, proceed East along Looms Lane and turn left into Garland Street, where the property can be found after a short distance on the left-hand side.

what3words:///investors.stoops.twirls

- Traditional bay fronted Victorian town house
- Desirable town centre location
- On street permit parking
- Short walk to town shops
- South west facing rear garden
- Converted fully-tanked cellar/study
- Stylish open plan sitting/dining room
- Well equipped kitchen
- 3 bedrooms, 2 bathrooms
- No onward chain, original features, conservation area

Services

All mains services are connected. Gas fired radiator central heating.

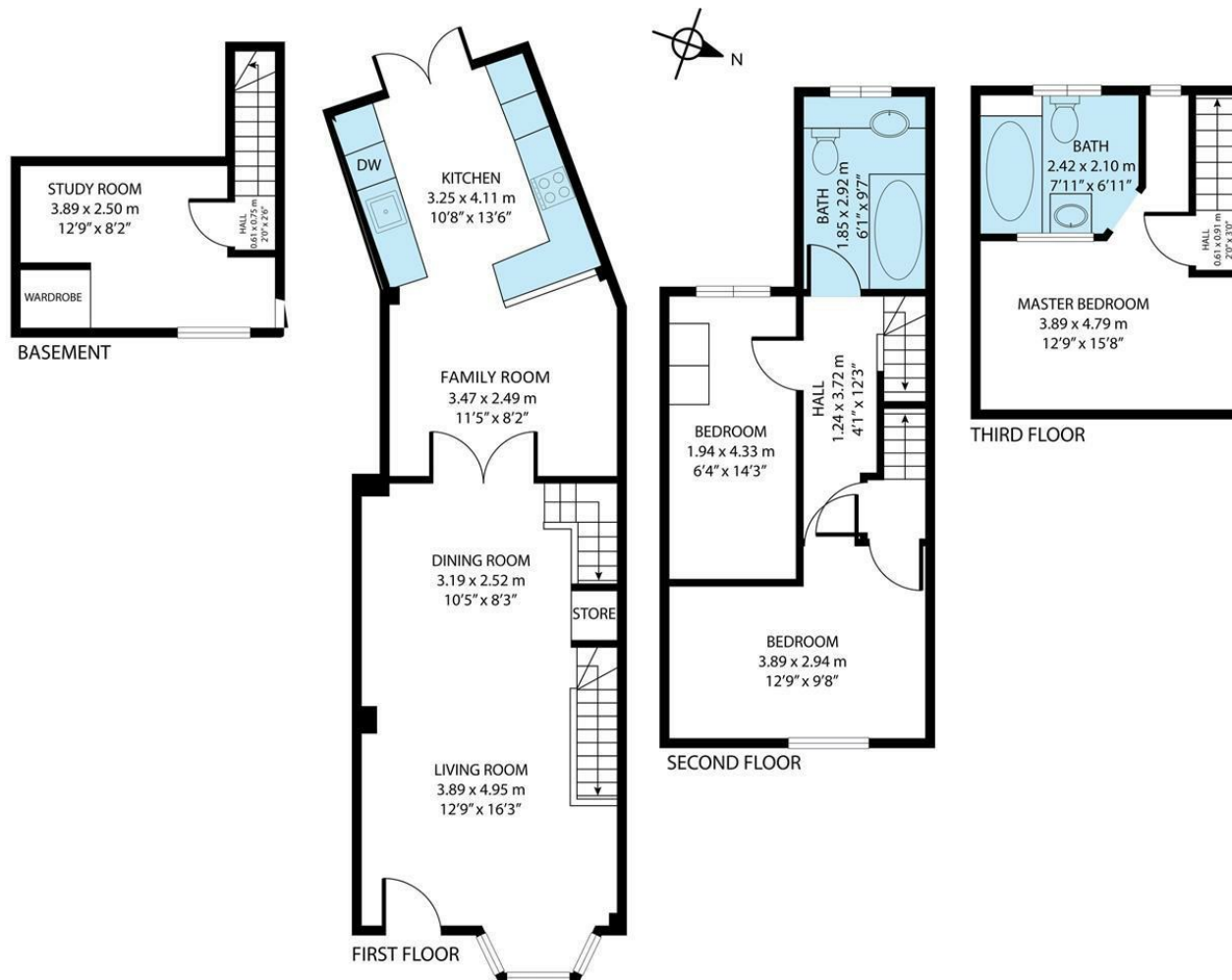
Council Tax - West Suffolk - Band B.

Broadband speed: Up to 1000 mbps available (Source Ofcom)

Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)

Flood Risk: No Risk





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

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

Bury St. Edmunds Office

19 Langton Place,
Bury St Edmunds, IP33 1NE

Tel: 01284 700 018

Knightsbridge London Office

45 Pont Street,
London, SW1X 0BD

Tel: 020 7629 9966

Registered office: Sheridans Limited, 19 Langton Place, Bury St Edmunds, IP33 1NE

Registered in England No. 04461290

VAT Number: 794 915 378



Sheridans