



Risbygate Street, Bury St. Edmunds

Sheridans



Risbygate Street, Bury St. Edmunds IP33 3AZ

Guide Price £450,000

Splendid 3 bedroomed Victorian townhouse, beautifully presented, together with two parking spaces.

Situated within this highly regarded residential street, this beautifully crafted town house served the area as a public house for many years, until its complete modernisation and division into two superbly finished period houses, encompassing the original elements and characteristics of the building, whilst cleverly fusing contemporary nuances and modern efficiencies and comforts.

The property offers stylish two-storey accommodation comprising reception hall, cloakroom, large cellar, double-aspect sitting room with hand-made shutters and a superb 21' kitchen/breakfast room with integrated appliances, island and separate utility room.

On the first floor is a landing leading to the three bedrooms including the light and airy principal bedroom with stylish en-suite shower room. The two remaining bedrooms are served by the family bathroom, finished with high-quality fittings and completing the accommodation.

Outside

The property enjoys an enclosed south-facing garden with terrace and and gate giving access to the rear. There are two allocated parking spaces, which are accessed by car from Victoria Street.



Location

The house is situated on the favoured west side of town within a conservation area and located only a short walk of the town centre and the excellent range of schooling, shopping, recreational and cultural facilities historic Bury St Edmunds has to offer. Bury St Edmunds is a picturesque, thriving market town which brings together the old and the new. The town boasts a great collection of venues for eating, drinking, shopping, and relaxing, making it a great place to live, work, visit and study.

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

When leaving the town centre along Risbygate Street, the house will be found on the left-hand side on the corner of Victoria Street. <https://what3words.com/angel.paler.vineyard>

Services

Mains electricity, gas, drainage and water. Heating - Main gas.



- Beautifully presented Victorian town house
- Restored in recent years to a high standard
- South facing garden
- 2 parking spaces
- Short walk to town centre
- Spacious kitchen breakfast room with island
- Sitting room
- Cellar, cloakroom, utility
- Principal bedroom with en-suite
- Two remaining bedrooms, family bathroom

Council Tax: West Suffolk Band: C

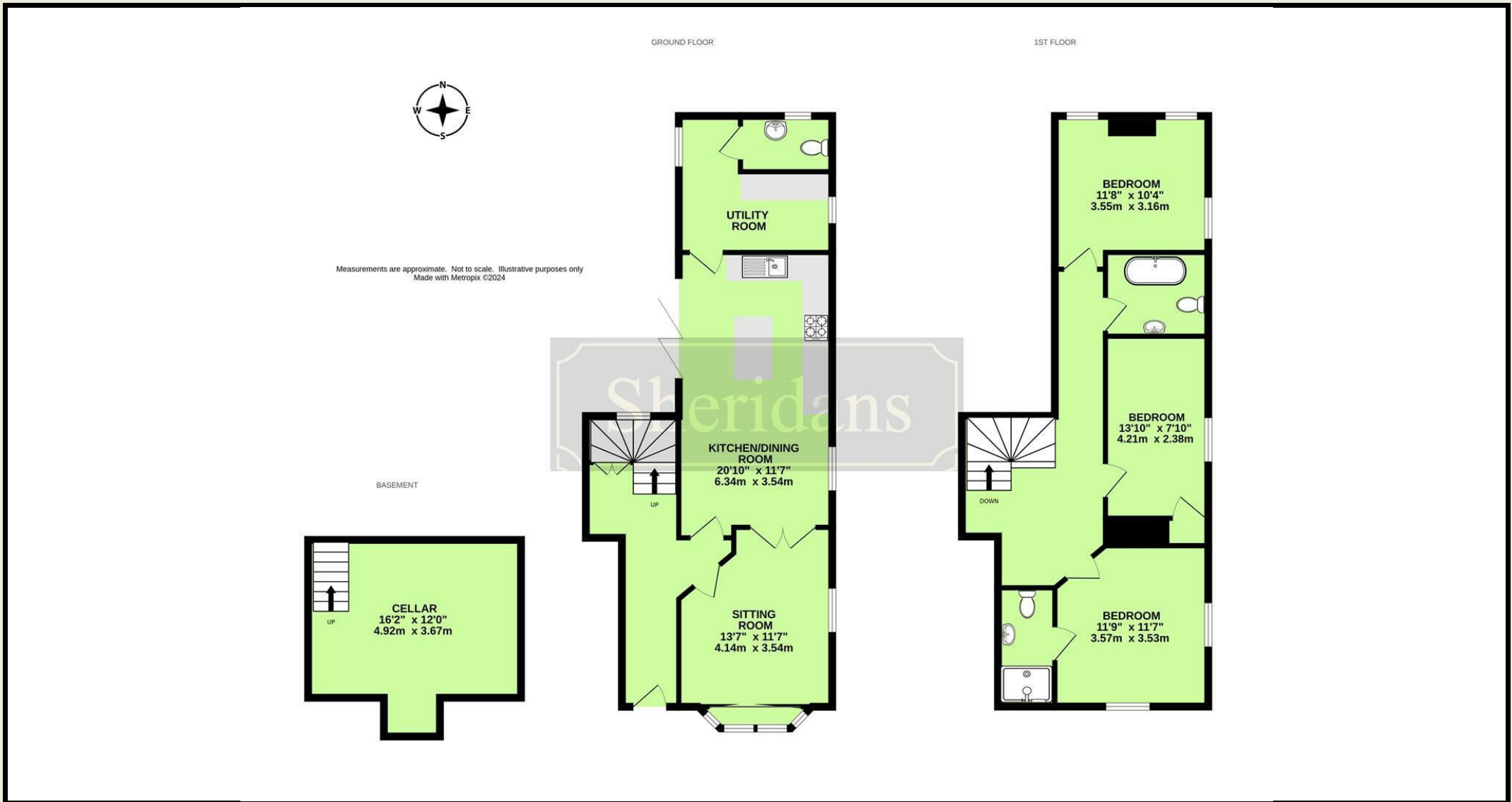
Broadband speed: Up to 1000 mbps available (Source Ofcom)

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

Flood Risk - Surface Water: High - Rivers & Sea: Very low risk.

Agents Note: The property has flooded once within the last 5 years, the issue has since been resolved by Anglian Water by fitting 2 non-return valves in a chamber at the rear of the property.





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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