



Horringer Road, Bury St. Edmunds

Sheridans



Horringer Road, Bury St. Edmunds IP33 2DR

Guide Price £275,000

Situated within walking distance of the town centre is this well presented three bedroomed modern house is offered CHAIN FREE.

The accommodation in brief is as follows: Front door with canopy over, entrance hall and cloakroom. From the hallway good sized sitting room opening to dining room. Well appointed kitchen with single oven, hob and space for appliances. Upstairs is a landing area with integral cupboard, three bedrooms and modern bathroom. Benefits from gas fired central heating and double glazing.

Outside is pathway to front with fully enclosed rear garden mainly laid to lawn with patio area.

Outside

To the rear of the house to the rear the garden is enclosed by timber panel fencing and is laid mainly to lawn.

Location

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.

This property offers easy access excellent rail and road networks links to London, Cambridge and further afield, along with routes to the fine range of town, country and coastal destinations of East Anglia. Additionally. Stansted Airport is approximately an hour door-to-door.

Directions

From Bury St Edmunds town centre from the roundabout head South onto Out Westgate and continue. At the traffic lights the property can be found on the right hand side. <https://what3words.com/>

- Three bedroom home
- Close to town centre
- Close to the West Suffolk Hospital
- Dual aspect sitting room
- Front aspect kitchen
- Downstairs cloakroom
- Enclosed rear garden
- CHAIN FREE
- Gas fired central heating
- Double glazing

Services

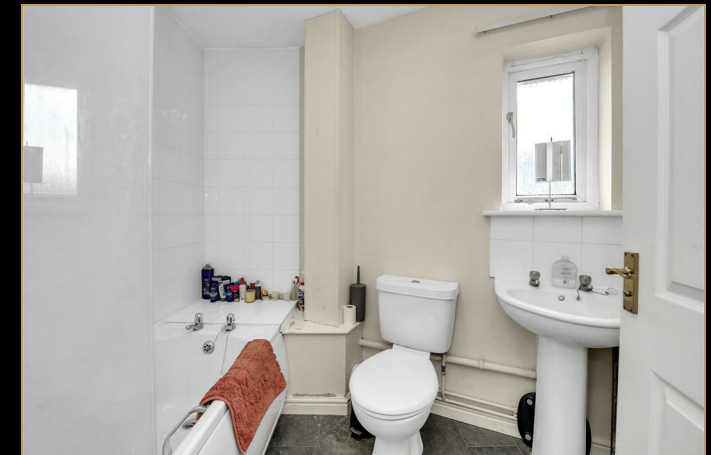
Mains gas, electricity, water and drainage.

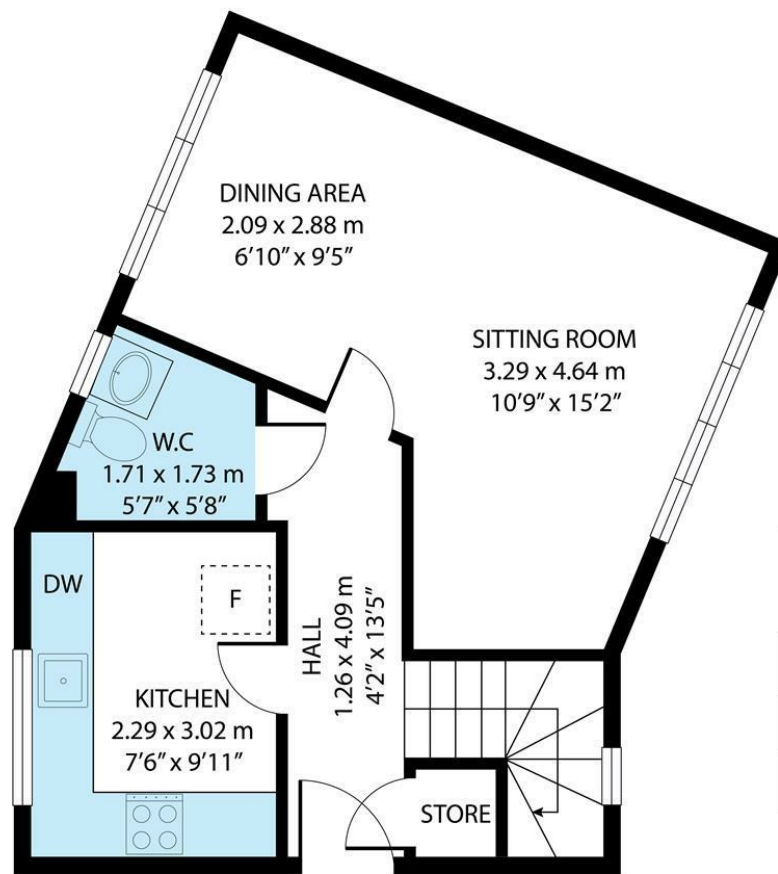
Council Tax: West Suffolk Band: C

Broadband speed: Up to 1800 mbps available (Source Ofcom)

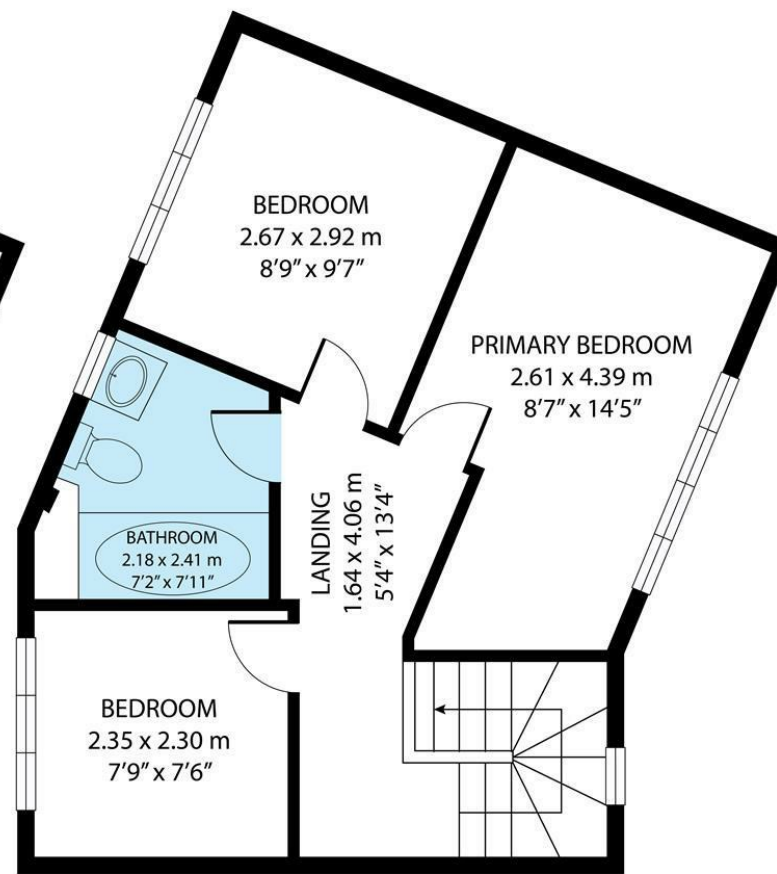
Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)

Flood Risk: High - Current vendor has had no issues with flooding in the last 5 years. (Source gov.uk)





GROUND FLOOR



FIRST FLOOR

12 Horringer Road, Bury Street Edmunds, England, IP33 2DF

TOTAL APPROX. FLOOR AREA 76 SQ.M - 811 SQ.FT

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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

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