



**Grove Park, Bury St. Edmunds**

**Sheridans**







## Grove Park, Bury St. Edmunds IP33 3BQ

Guide Price £280,000

Particularly well presented end of terrace 2 bedroom house situated within a short walk to the town centre.

Understood to have been built about 100 years ago and much improved in more recent years, this charming town house provides light and airy accommodation benefitting from gas fired radiator central heating and double glazing. The house is beautifully presented and the accommodation currently in brief comprises an entrance porch leading to an entrance hall with stairs off to first floor and door to the comfortable sitting room with window to front. The sitting room flows through to the dining room, creating an ideal area for entertaining with fitted units and doors to the cloakroom and to the rear garden. The kitchen is fitted with a range of units with space for appliances.

On the first floor is a landing leading to the two comfortable bedrooms and stylish upgraded bathroom, completing the accommodation.

### Outside

To the front is a pretty garden stocked with numerous flowering plants and shrubs. Gated side access leads to the enclosed rear gardens, which are mainly laid to lawn.

### Location

The property is situated within only 5-10 minutes walk from the historic town centre. It is close to well-regarded schools and sports facilities, and uniquely independent shops (as

well as well known high street stores, and including a Waitrose supermarket just a short walk away), and the beautiful parks, cinemas, theatres and restaurants for which the town is famously known as the 'jewel in the crown of Suffolk'. The house is close to everything that gives Bury its distinct reputation for bringing together the best of old and new, with its rich history and its broad range of venues for dining, shopping and relaxing. These include an impressive fresh produce market every Wednesday and Saturday. The town is renowned for its beautiful Cathedral and for the leafy and floral Abbey Gardens with its impressive medieval ruins, all just a short stroll down from the colourful boutiques and cafe culture of the town centre.

It is easy to see why people want to settle in Bury and make it their home. This property is close to the excellent rail and road networks which make London and Cambridge easily commutable, along with giving access to the fine range of town, country and coastal destinations of East Anglia. Additionally, for international destinations, Stansted Airport is only about an hour's door-to-door journey from the house.

### Directions

From the direction of the town centre, proceed west along Risbygate Street. At the roundabout, take the second exit into Out Risbygate. Take the turning on the right into Grove Road and Grove Park will be found on the left hand side.

what3words:///workroom.harp.dissolve

- Well presented town house situated only a short walk from the town centre
- Pretty front gardens
- Enclosed rear gardens
- Sitting room
- Dining room
- Kitchen
- Cloakroom
- Two bedrooms
- Upgraded family bathroom
- Gas fired radiator central heating, double glazing

### Services

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

Council Tax: West Suffolk Band: B

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

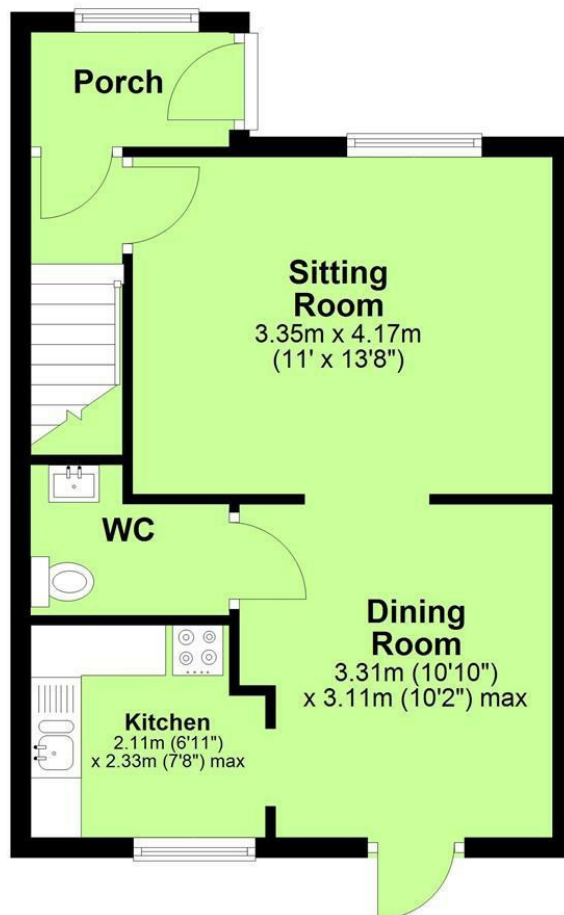
Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)

Flood Risk: Very low Risk

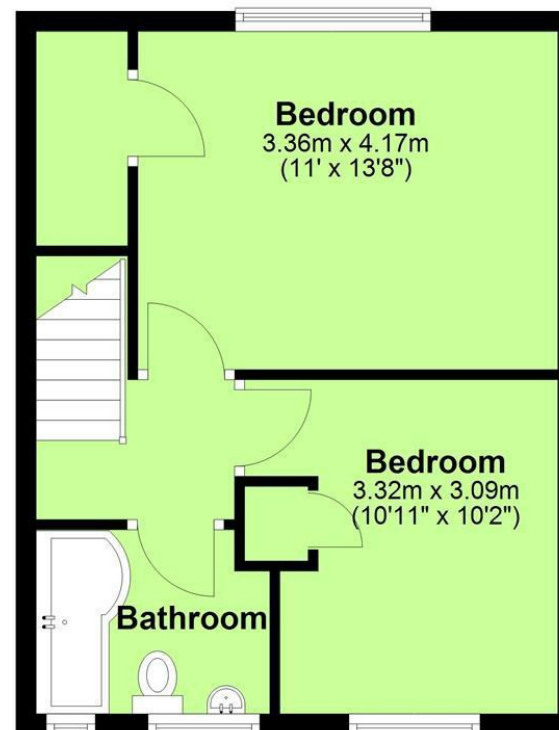
2x Permit parking available - Zone L



## Ground Floor



## First Floor



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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