



Garland Street, Bury St Edmunds

Sheridans



Garland Street, Bury St Edmunds IP33 1HB

Guide Price £375,000

Much improved bay fronted Victorian town house in a quiet and much sought after town location. The house is within the Medieval Quarter of Bury St Edmunds

Understood to have been built in the 19th century of traditional brick construction beneath a slate roof and extended in more recent years, this charming Victorian town house, provides a surprising level of particularly light and airy accommodation, retaining original features coupled with more modern design and complemented by a delightful garden.

Benefitting from gas fired radiator central heating and no onward chain, the accommodation currently in brief comprises an entrance hall with door leading to the light and airy sitting room with sash bay window to front and fireplace with wood burning stove also serving the dining room. The dining room has doors to cellar and to the staircase off to the first floor. A pair of French doors lead to the light and airy kitchen breakfast room, fitted with an extensive range of units with built in appliances, large roof light window and contemporary doors to gardens. The cellar is a useful space and could potentially be converted to form another room (subject to the relevant planning permissions and building regulation approval).

On the first floor is a landing leading to a spacious double bedroom with fireplace and sash window to front. The luxurious, more recently upgraded bathroom, is fitted with a white suite and includes a free standing bath and separate walk in shower. The bathroom also houses the washing machine and dryer. Stairs continue from the landing to the second floor and a further double bedroom with bespoke "wall to wall" fitted cupboards and dual

aspect Velux roof windows to front and rear, offering far reaching views across the town.

There is on street permit parking (Zone A)

Outside

To the front of the house is a traditional town garden behind railings. To the rear is an enclosed low maintenance garden providing a good degree of privacy and enjoying a south westerly aspect. At the end of the garden is a bespoke covered terrace creating a charming seating area, ideal for entertaining.

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

When proceeding along Garland Street from the direction of Cannon Street, the house will be found on the right hand side.

Services

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

Council Tax: West Suffolk Band: B

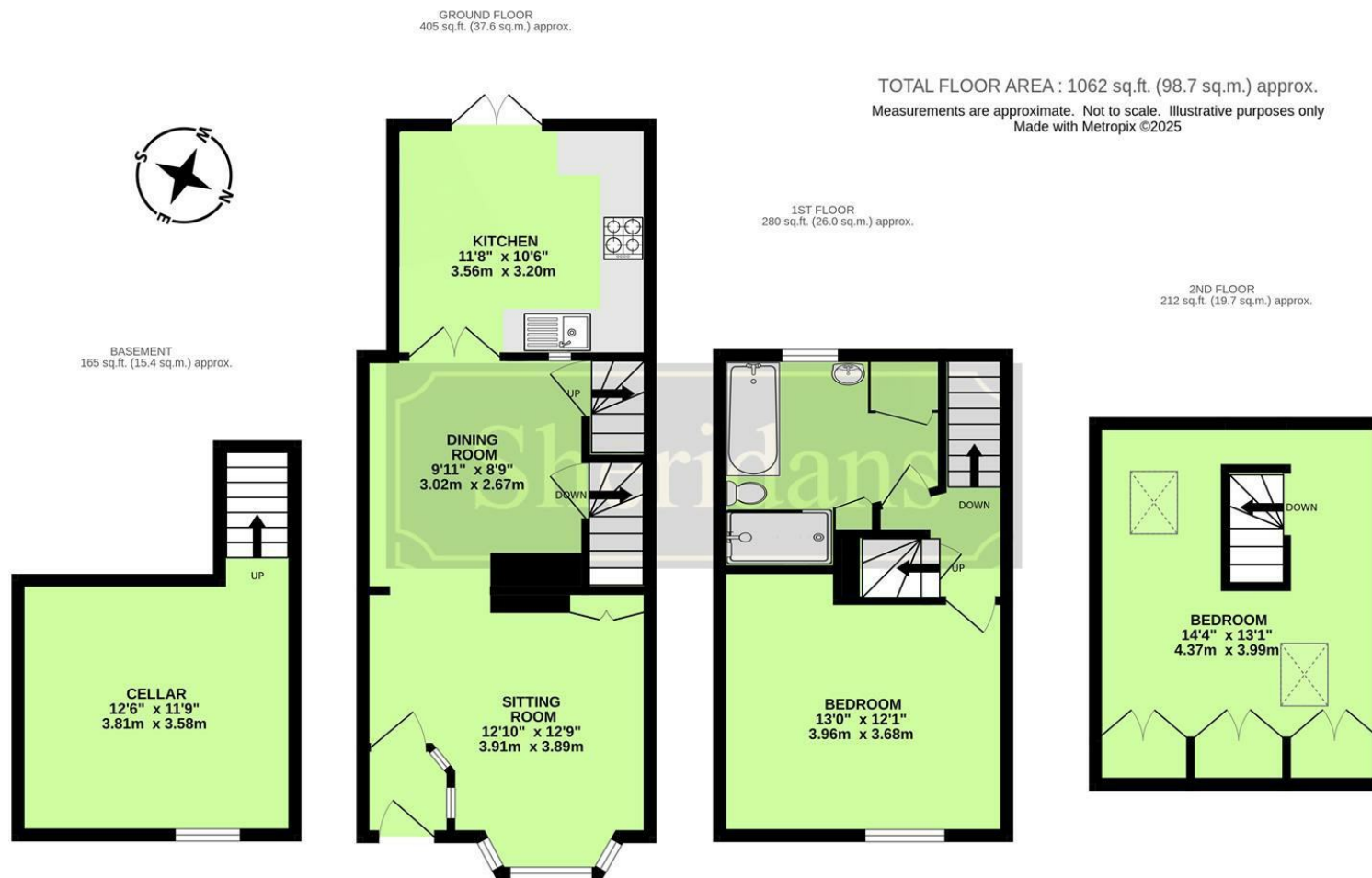
- Bay fronted Victorian town house in highly regarded town location
- Front garden with railings
- Long rear garden with bespoke seating area
- Sitting room with wood burner
- Dining room
- Kitchen breakfast room
- Cellar
- Two double bedrooms
- Luxurious first floor bathroom
- No onward chain

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

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

Flood Risk: Very Low 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.

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