



**Victoria Street, Bury St. Edmunds**

**Sheridans**







## Victoria Street, Bury St. Edmunds IP33 3BD

Guide Price £325,000

We are pleased to offer to the market this charming three bedroom period home which has the ambience of an older property, with a lovely contemporary and quirky feel. Set on a particularly desirable street within walking distance of the town centre we strongly urge a viewing in order to appreciate the location and lifestyle on offer.

In brief the accommodation is as follows: Entrance into the property into a useful entrance lobby with hanging for coats and further shelving for shoes and even space for a bicycle if desired. The open plan living space is dual aspect with high ceilings and accesses the refitted downstairs cloakroom/utility room and the comprehensively fitted kitchen.

Furthermore there is a rear aspect door to the small courtyard garden. On the first floor the landing area leads to two good sized bedrooms and a first floor bathroom with stairs rising to another bedroom with built in eaves storage and a rear aspect Velux window. The bathroom has been stylishly refitted with beautiful tiles, bath with rain shower over, wash hand basin with vanity units under and a low level wc.

### Outside

To the rear of the house is a small courtyard garden which comprising of a patio area with enough space for a table and chairs as well as a few well placed potted plants.

### 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.

### Directions

From the town centre proceed west along Risbygate Street and straight over the roundabout onto Out Risbygate Street. Take the 2nd turning on the left (Victoria Street) where number 51b will be found further up the road on the right hand side.

- Sought after location
- Walking distance of the town centre
- Delightful three bedroom home
- Two bathrooms
- Open plan living area
- Fitted kitchen
- Courtyard garden

### Services

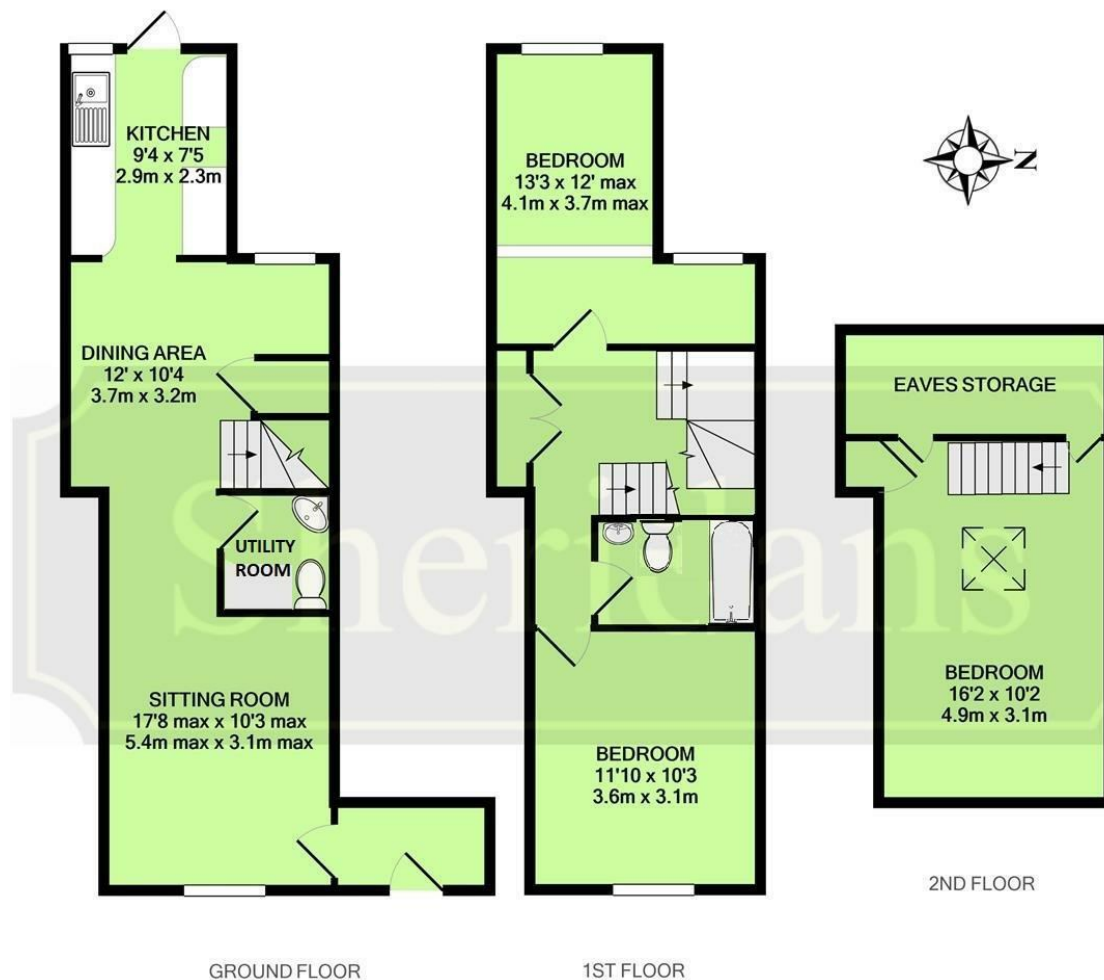
All mains services connected. Council tax - West Suffolk Band B.

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

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

Flood Risk: No Risk





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 mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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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