



Unicorn Place, Bury St. Edmunds

Sheridans



Unicorn Place, Bury St. Edmunds IP33 1YP

Guide Price £310,000

Built approximately fifty years ago to a Georgian influenced design, this stylish three storey townhouse has in recent years been considerably improved and updated and now offers attractive light and airy accommodation arranged over three floors.

Benefitting from double glazing, the deceptive level of accommodation currently in brief comprises: Outside area with entrance door opening to entrance hall with stairs off to first floor and door to a downstairs bedroom/study with built-in cupboard and door to an integral store (part of garage). The kitchen breakfast room has been recently re-fitted with a range of units complemented by built-in appliances and door leading to the rear garden.

On the first floor a spacious entrance hall leads to a landing with airing cupboard, boiler cupboard, cloakroom and door to a splendid first floor sitting room (16'x13') with large window and French doors leading to an outside balcony. There is a third bedroom and a beautifully fitted bathroom with window to rear.

On the second floor is a further landing, two double bedrooms and an additional bathroom comprising of a walk-in shower, WC and sink.

Outside

Outside, to the front of the house is a driveway providing off road vehicle parking and garage. To the rear is a low maintenance paved garden with shrub and flower borders and a gate to pedestrian access.

Location

The property is perfectly situated in a quiet area within walking distance of 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 Marks and Spencer food hall and 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 which features artisans, fresh fruit and vegetable stalls and world cuisine stalls. 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 Angel Hill proceed through Mustow Street onto Eastgate Street, where the entrance to Unicorn Place will be found on the left-hand side.

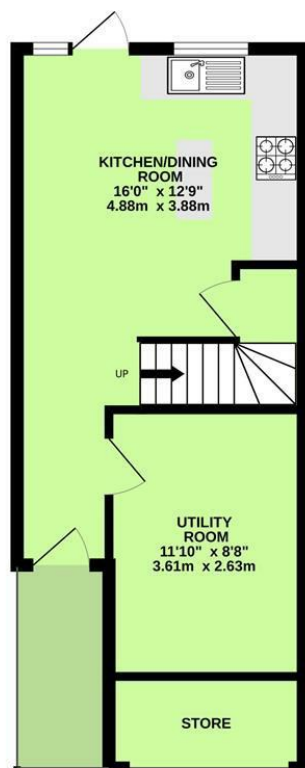
Services

- Close to town centre location
- Hallway
- Cloakroom
- Re-fitted kitchen breakfast room and utility room
- Master bedroom
- Two further bedrooms
- Living room with dual frontage
- Enclosed rear garden
- Driveway with garage store room
- No onward chain

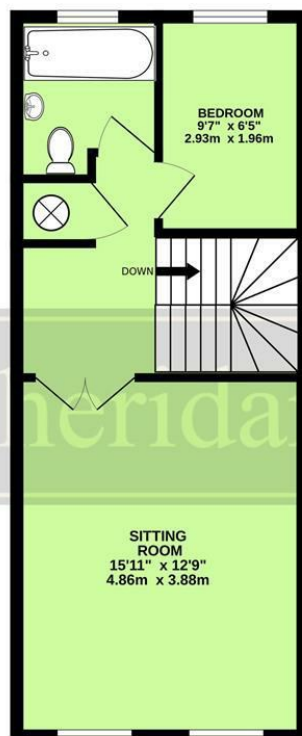
All mains are connected. Council tax band B. EPC Rating C.
Agent's note - the vendors have informed us that a new central heating boiler was fitted in March 2025.



GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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

Bury St. Edmunds Office
19 Langton Place,
Bury St Edmunds, IP33 1NE
Tel: 01284 700 018

Registered office: Sheridans Limited, 19 Langton Place, Bury St Edmunds, IP33 1NE

Knightsbridge London Office
45 Pont Street,
London, SW1X 0BD
Tel: 020 7629 9966

Web: www.sheridans.ltd.uk **Email:** info@sheridans.ltd.uk

Registered in England No. 04461290
VAT Number: 794 915 378



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