



Springfield Avenue, Bury St. Edmunds

Sheridans



Springfield Avenue, Bury St. Edmunds IP33 3AY

£325,000

The property stands alongside other similar town houses in this popular residential area which is located within half a mile of the town centre and the excellent range of schooling, shopping, cultural and recreational facilities the historic market town of Bury St Edmunds has to offer.

Having been significantly improved by the current owners resulting in well presented accommodation over two floors is this delightful two bed roomed period property within walking distance of the town centre.

Accommodation in brief is as follows: entrance into the house via the front door into a small hallway with stairs rising to the first floor. From the hallway bear left into the dining room which features two front aspect windows. Beyond the dining room is a rear aspect sitting room with a useful built in understairs cupboard. Continuing through to the kitchen which has been modernised and offers a comprehensive range of eye and base level units, a built in low level oven with a induction hob and hood above, it also has an integrated dishwasher. There is also a handy pantry pull out cupboard. Onto the utility room, which houses the boiler and also space and plumbing for a washing machine then through to the downstairs WC

On the first floor there are two bedrooms with the front aspect bedroom being currently used as the second bedroom which has a large built in cupboard, and the

bedroom to the rear of the property is being used as the master, which has a door leading into the bathroom, with wc, hand basin, bath with shower over and a storage cupboard .

Outside

As you walk out the back door, there is a patio area great for entertaining which leads to a large long grass area, with a border of shrubs and plants. At the end of the garden there is a office area with power, and a free standing shed.

Directions

From the town centre proceeding west along Risbygate Street following the road straight across the roundabout. Turn right onto Springfield Road and follow the road towards the end where the entrance to Springfield Avenue is on the left. Number 19 can be found on the left hand side.

Location

The property enjoys a prominent setting within a short stroll to the Abbey Gardens and town centre. Bury St Edmunds in Suffolk is a unique and dazzling historic gem. An important market town with a richly fascinating heritage, the striking combination of medieval architecture, elegant Georgian squares and glorious Cathedral and Abbey gardens provide a distinctive visual charm. With prestigious shopping, an award-winning market, plus a variety of attractions and places to stay, Bury St Edmunds is under two hours from London and very convenient for Cambridge.

Services

- Significantly improved by the current owners
- Two bedrooms
- Walking distance to town
- Sitting room
- Dining area
- Downstairs cloakroom
- Outside office space
- Large garden

All mains services are connected.

Council - West Suffolk- Tax Band B

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

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

Flood Risk: No 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.

Sheridans Estate Agents

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