



Southgate Street, Bury St. Edmunds

Sheridans



Southgate Street, Bury St. Edmunds IP33 2AZ

Offers In Excess Of £400,000

Recently restored grade II listed town house with charming south facing garden, off road parking and situated only a short stroll to the town centre and Abbey Gardens.

Understood to have been built in the 17th century as a much larger house and extended in more recent years, this surprising town house provides beautifully presented accommodation, successfully fusing period character and modern living. The well-proportioned rooms offer high ceilings and large windows creating a light and airy atmosphere, coupled with features including magnificent Inglenook fireplaces, exposed beams and traditional Ledge and Brace internal doors.

The ground floor comprises of a well-equipped kitchen/dining room, superb sitting room as well as a cloakroom and pantry with access to a large cellar.

On the first floor the splendid newly fitted bathroom has a traditional feel with a modern twist with large bath and large Burlington Guild wash basin and wash stand. The landing with access to large loft space, accesses the two bedrooms including the spacious dual aspect principal bedroom, completing the accommodation.

Outside

To the side of the house is a charming south facing garden providing a sun trap and ideal outdoor area for entertaining

and relaxing during the summer months, and a wooden garden shed for storage. A gate leads to a single pea shingle off street parking space. To the back there is a small gated pea shingle storage area for bicycles or garden equipment.

Location

The property enjoys a prominent setting within a short stroll to the Abbey Gardens and town centre. Bury St Edmunds is under two hours from London and very convenient for Cambridge. The marvellous market town of Bury St Edmunds, 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 and the impressive Arc shopping area to discover its large assortment of shops, restaurants and entertainment centres.

Directions

When proceeding along Southgate Street towards the Southgate Roundabout, the house will be found on the left hand side.

3 What Words [///verifying.mixer.shred](http://verifying.mixer.shred)

- Beautifully presented grade II listed town house
- Off road vehicle parking
- Charming south facing garden
- Magnificent inglenook fireplaces
- Traditional Ledge & Brace internal doors and exposed beams
- Short walk to town centre
- Well equipped kitchen/dining room, cloakroom with utility area
- Sitting room with fireplace and stove
- Two bedrooms
- Spacious first floor bathroom

Services

All mains services are connected.

Grade II listed

Council Tax: West Suffolk Band: D

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

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

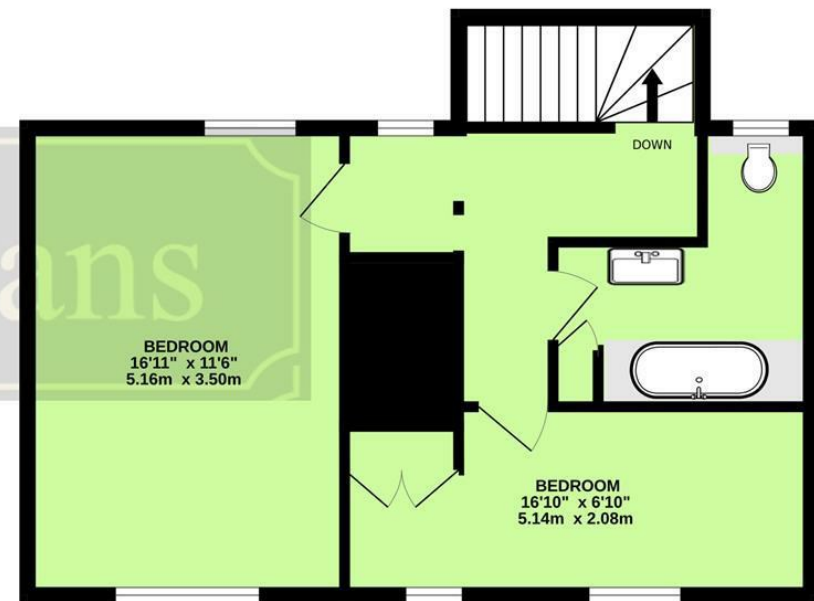
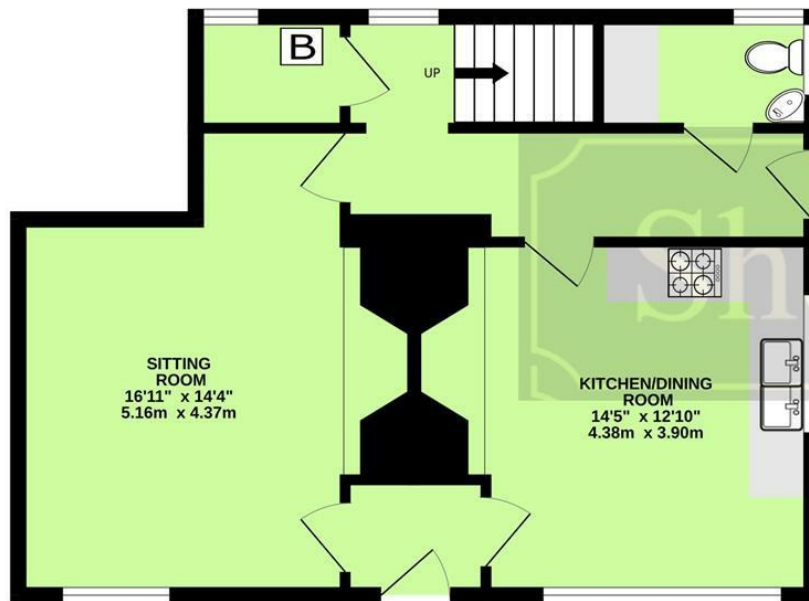
Flood Risk: No Risk



GROUND FLOOR
511 sq.ft. (47.4 sq.m.) approx.

TOTAL FLOOR AREA : 1003 sq.ft. (93.2 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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1ST FLOOR
493 sq.ft. (45.8 sq.m.) approx.



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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