



**Walsingham Road, Bury St. Edmunds**

**Sheridans**



## Walsingham Road, Bury St. Edmunds IP33 2HW

Guide Price £250,000

This 3 bedroom semi-detached house with garage is located on the much favoured West side of town. Benefitting from UPVC double glazing, gas fired central heating and being offered with no onward chain.

The property is well presented and accommodation comprises front door opening to entrance hall with stairs rising. The good sized sitting room has feature fireplace with inset electric fire, window to front and sliding patio doors opening to the UPVC double glazed conservatory with French doors to garden. The dining room has window to front and is adjacent to the well appointed kitchen which has a range of wall and base units, preparation work surfaces, double oven, ceramic hob and space for appliances. There is a window to rear aspect and door giving access to the garden.

On the first floor the landing area gives access to 2 double bedrooms and good sized single bedroom. The modern shower room has a shower cubicle, wash hand basin and low level WC.

### Outside

Single garage with up and over door, power and light with a parking space in front. A notable feature of this property is the size of the garden being front, side and rear. There is pedestrian access to front with pathway to front door. The front garden is mainly laid to lawn with assorted well

stocked flowerbeds. The fully enclosed rear garden has patio area, lawn and gate giving access to the parking. The side garden has raised beds with assorted plants and shrubs.

### Location

The house is situated within easy reach of the historic town centre and the excellent range of schooling, shopping, recreational and cultural facilities. Bury St Edmunds is a picturesque, thriving market town which brings together the old and the new. The town boasts 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 to discover its large assortment of shops, restaurants and entertainment centres.

### Directions

Leave the centre of Bury St Edmunds on the A143, going south towards Horringer and Haverhill. Having gone straight through the traffic lights by the Spread Eagle public house and just as leaving the town take right hand turn into

- CHAIN FREE
- 2 reception rooms
- Conservatory
- Modern Kitchen
- Good sized bedrooms
- Modern shower room
- Garage and off road parking
- Gardens to front, side and rear
- Gas fired central heating
- Popular location with easy access to amenities

Glastonbury Road, continue past school and parade of shops, turn right onto Abbotsbury Road then continue and turn left onto Walsingham Road.

### Services

Mains electricity, gas, drainage and water. Heating - Gas fired

Council Tax: West Suffolk Band: B

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

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

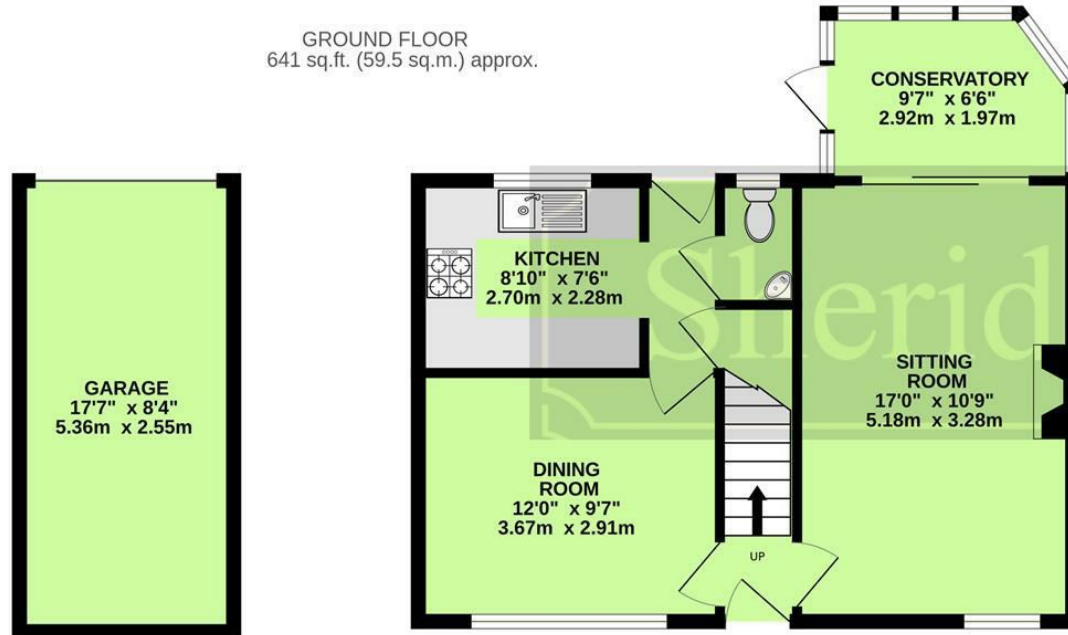
Flood Risk: No Risk



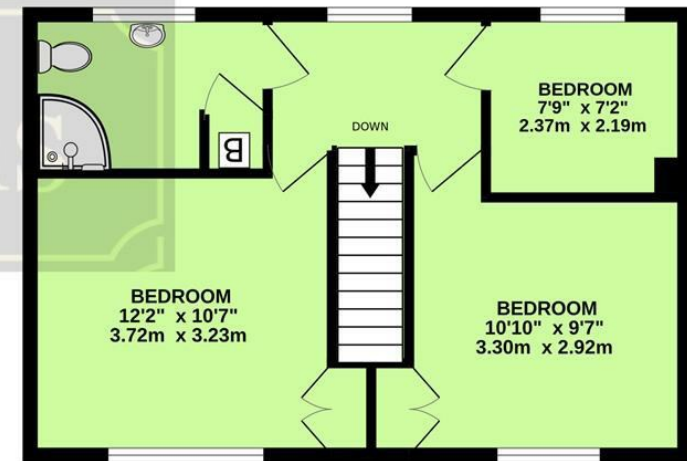
TOTAL FLOOR AREA : 1078 sq.ft. (100.2 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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GROUND FLOOR  
641 sq.ft. (59.5 sq.m.) approx.



1ST FLOOR  
437 sq.ft. (40.6 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.

**Sheridans Estate Agents**

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