



Avenue Approach, Bury St Edmunds

Sheridans







# Avenue Approach, Bury St Edmunds IP32 6BA

Guide Price £475,000

Semi detached town house in sought after town location with parking and garage.....This traditional semi detached town house is understood to have been built in 1929 of traditional red brick construction beneath a slate roof-line. The property provides a deceptive level of particularly spacious accommodation benefiting from gas fired central heating and currently in brief comprising; entrance hall, spacious sitting / dining room with a traditional style fireplace and windows providing delightful garden views, well equipped kitchen with integrated appliances and an adjoining ground floor bathroom room.

A staircase leads from the entrance hall to a landing and three generous bedrooms and generous en-suite shower room to the master.

To the front of the house is a traditional town garden and to the side a driveway leading to an adjoining garage.

## Outside

A particular feature is a beautiful and good sized garden, stocked with an abundance of mature trees, shrubs, flowerbeds and adjoining the rear of the house is a paved terrace providing a pleasant seating area, affording delightful garden views. There is access to the bottom of the garden via a lane which can give vehicular access. The garage is large, and has a inspection pit.

## 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 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 to discover its large assortment of shops, restaurants and entertainment centres.

## Directions

From the town centre head north along Northgate Street, proceeding straight across the roundabout into Fornham Road. Follow the road and turn left into Avenue Approach,

## Services

- Attractive semi detached home
- Convenient town location
- Garage and driveway parking
- Entrance hallway
- Open plan sitting/dining room
- Rear aspect kitchen
- Three bedrooms
- Two bathrooms
- Good sized established gardens

All mains services are connected.

Council Tax: West Suffolk Band: C

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

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

Flood Risk: Surface - Very Low



## GROUND FLOOR

TOTAL FLOOR AREA: 1313sq.ft. (122.0 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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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.

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