



College Street, Bury St. Edmunds

Sheridans



College Street, Bury St. Edmunds IP33 1NL

Guide Price £275,000

Offering to the market this fabulous chain free unique Grade II Listed three storey coach house style freehold building in a prime town centre location benefitting from high ceilings and an impressive feel.

This coach house style building is part of the Heaton Mews development that was presented an award by the Bury Society in 2003. The plaque can be found at the entrance to the Archway Gates leading off Westgate Street.

Accommodation comprises ground floor entrance hall with large storage cupboard, telephone point with stairs leading to the first floor.

On the first floor there is a lounge/diner with two west facing balconies and a real gas flame fire with a granite hearth. The kitchen with a range of wall and base units with polished granite worktop, tiled splashback and inset corner stainless steel sink with one and a half bowl, drainer and mixer tap. Integrated double oven, four ring gas hob over and stainless steel extractor hood above. Other integrated appliances include fridge/freezer and dishwasher. Washer/dryer. Granite tiled flooring. Downlighting. Cupboard housing gas fired boiler. There is a larger than average cloakroom telephone entry system and stairs leading to the second floor.

The second floor has two bedrooms, and a modern shower

room. There is also a telephone entry system on the landing.

Location

The house is 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

Proceed from Angel Hill along Crown Street, into the one way system - Honey Lane, turning right into Sparhawk Street, keeping right and at 'give way' junction, cross into Westgate Street where you will pass the Theatre Royal. College Street is a right turn which is entered via Westgate Street.

Services

- Chain Free
- Two Bedrooms
- Town centre location
- Telephone entry system
- Lounge/dining room
- Modern internal
- High ceilings

All mains services are connected.

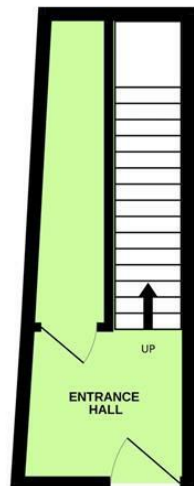
Council Tax: West Suffolk Band: C

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

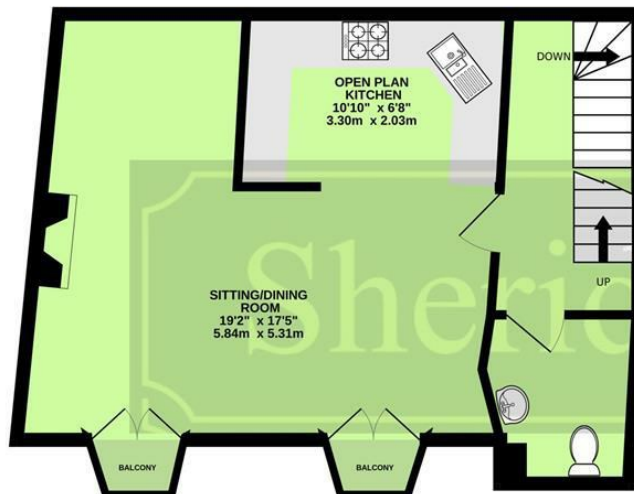
Flood Risk: No Risk



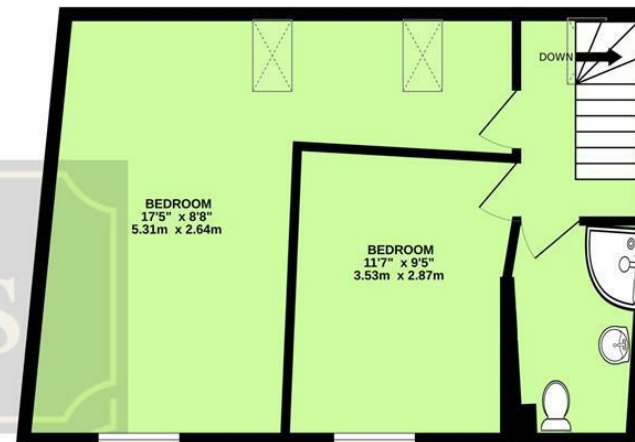
GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 1055sq.ft. (98.0 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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