



St Johns Place, Bury St Edmunds

Sheridans



St Johns Place, Bury St Edmunds IP33 1SW

£290,000

This charming Victorian town house provides much improved accommodation retaining original features whilst complemented by generous rear garden and being only a stone's throw from the historic town centre of Bury St Edmunds.

Built in the mid-19th century of traditional brick construction beneath a slate roof line this home has undergone improvements over the years to include timber double glazed sash windows to front and the conversion of the cellar, creating a spacious third bedroom/reception room. The well-presented accommodation currently in brief comprises; entrance door opening to a light and airy sitting room with polished wooden flooring, stunning fireplace with painted surround and opening to dining room with new carpet, window to rear, door to stairs off to first floor and to cellar. The kitchen is fitted with a range of eye level and base units with plenty of appliance space with window overlooking the garden and sink unit and door to lean to porch area with door opening to the garden. The cellar offers versatile bedroom/reception space with exposed ceiling timbers, fitted cupboards and window to front.

On the first floor landing area there is loft access and door to bedroom one with sash window and polished wooden flooring. Bedroom two has a window overlooking the garden. The upstairs modern bathroom has bath with mixer tap, separate shower enclosure, low level WC and wash basin with window to rear aspect.

Outside

The private rear garden is generously sized and mainly laid to lawn with 2 patio areas, assorted shrubs, storage and enjoy views of St Johns Church.

Location

The property is situated within a stones throw of the excellent range of schooling, shopping, cultural and recreational facilities the historic market town of Bury St Edmunds has to offer. Bury St Edmunds provides an excellent range of everyday facilities and offers convenient access to the A14 dual carriageway, linking the east coast, Newmarket, Cambridge and London via the M11 motorway.

Directions

Leaving the town centre on foot via St Johns Street proceed for approximately 200 yards with St Johns Place being found just beyond the church on the left hand side.

- Sitting room
- Dining room
- Kitchen
- Two bedrooms, converted cellar/bedroom 3/further reception
- First floor family bathroom
- Original features and fireplaces
- Rear gardens
- Short stroll to town centre
- Gas fired radiator central heating
- Recently installed wooden sash windows

Services

All mains services being gas, electric, water and drains are connected

Council Tax: West Suffolk Council Tax Band B

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

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





BASEMENT LEVEL

GROUND FLOOR

1ST FLOOR

TOTAL APPROX. FLOOR AREA 721 SQ.FT. (67.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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.

Sheridans Estate Agents

Bury St. Edmunds Office

19 Langton Place,
Bury St Edmunds, IP33 1NE
Tel: 01284 700 018

Registered office: Sheridans Limited, 19 Langton Place, Bury St Edmunds, IP33 1NE

Knightsbridge London Office

45 Pont Street,
London, SW1X 0BD
Tel: 020 7629 9966

Registered in England No. 04461290

VAT Number: 794 915 378



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Web: www.sheridans.ltd.uk Email: info@sheridans.ltd.uk