



Kings Road, Bury St. Edmunds

Sheridans







# Kings Road, Bury St. Edmunds IP33 3DS

Guide Price £350,000

Nestled in an excellent location on the charming Kings Road in Bury St. Edmunds, this Victorian terraced house is a true gem waiting to be discovered. Featuring two double bedrooms, two bathrooms, a front aspect living room, professionally converted cellar and a generously proportioned kitchen/breakfast room which leads out into the good sized south facing garden.

The attractive bay fronted facade exudes character and sets the tone for the lovely ambience that permeates throughout the home. With the town centre just a short walk away, all of the modern conveniences are just minutes away

One of the standout features of this property is the two bathrooms, providing practicality and comfort for everyday living. Additionally, the professionally converted cellar, currently used as a family room by the vendors, adds a unique touch to the home, offering versatility in its use.

Step outside into the beautiful sunny south facing garden, a tranquil oasis where you can relax and unwind. The high-quality secure timber shed and an attractive insulated office with light and power further enhances the appeal of this property, providing additional space for work or hobbies

If you are looking for a Victorian home with character, convenience, and a touch of uniqueness, this property on Kings Road is a must-see. Don't miss the opportunity to make this charming house your new home.

## Location

The property is perfectly situated in a quiet area within walking distance of the historic town centre. It is close to well-regarded schools and sports facilities, and uniquely independent shops (as well as well known high street stores, and including a Waitrose supermarket and Marks and Spencer food hall), and the beautiful parks, cinemas, theatres and restaurants for which the town is famously known as the 'jewel in the crown of Suffolk'. The house is close to everything that gives Bury its distinct reputation for bringing together the best of old and new, with its rich history and its broad range of venues for dining, shopping and relaxing. These include an impressive fresh produce market every Wednesday and Saturday. The town is renowned for its beautiful Cathedral and for the leafy and floral Abbey Gardens with its impressive medieval ruins, all just a short stroll down from the colourful boutique shops and cafe culture of the town centre.

It is easy to see why people want to settle in Bury and make it their home. This property is close to the excellent rail and road networks which make London and Cambridge easily commutable, along with giving access to the fine range of town, country and coastal destinations of East Anglia. Additionally, for international destinations, Stansted Airport is only about an hour's door-to-door journey from the house.

- Charming Victorian home within a short walk of the town centre.
- Front aspect sitting room featuring a fireplace and a bay window.
- Spacious kitchen/breakfast room.
- Professionally converted cellar currently used as a family room.
- Downstairs shower room.
- En-suite to the rear aspect master bedroom.
- The second bedroom is light and bright being dual aspect with interesting views.
- Good sized well-tended rear garden.
- High quality secure timber garden shed.
- Vendors have found a property to purchase.

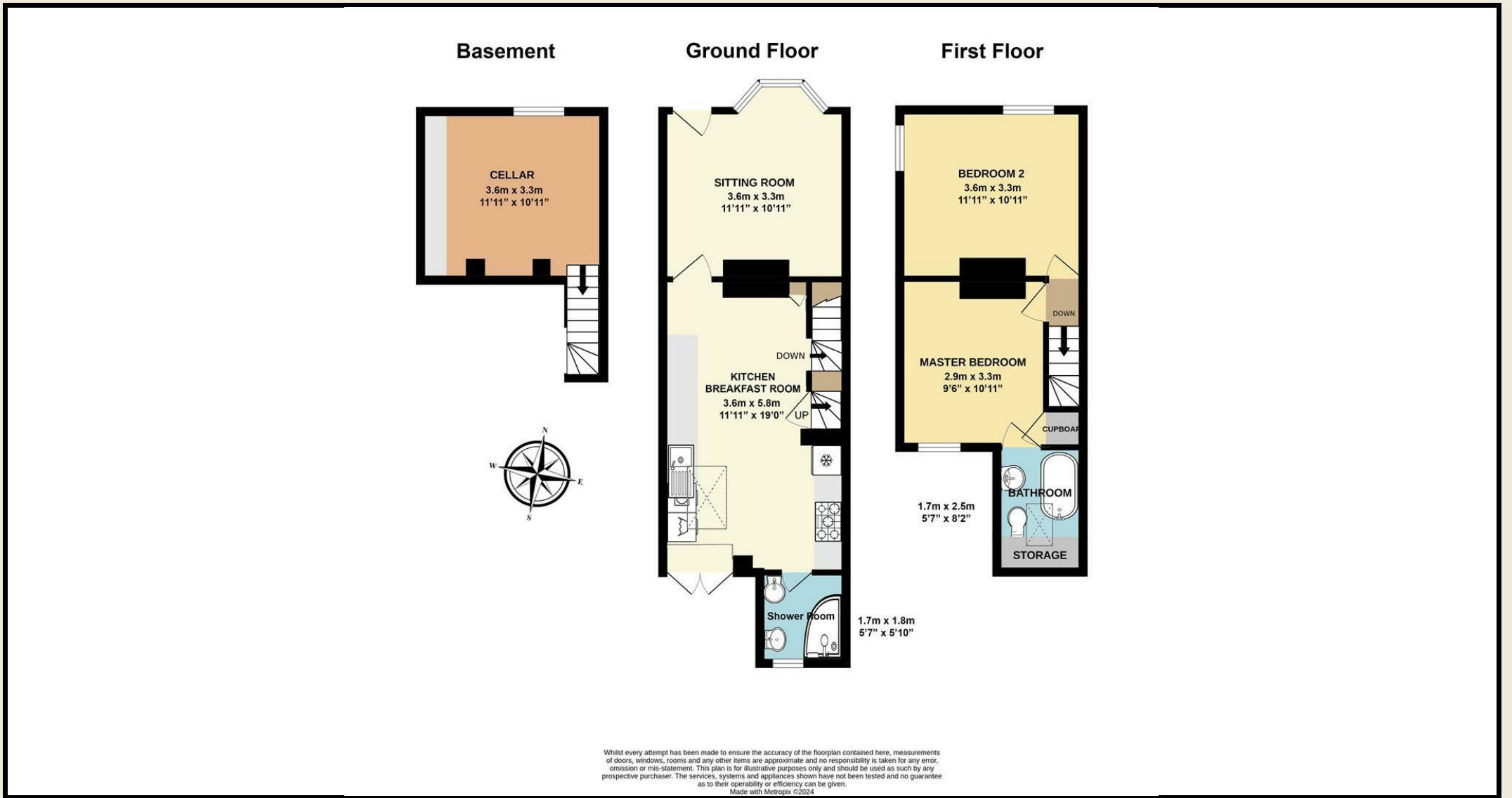
## Directions

Leave the town centre on Kings Road and proceed straight over the Parkway roundabout and then follow the continuation of Kings Road for approximately 300 metres, where number 84 can be found towards the end on the left-hand side.

## Services

All mains services are connected. Council tax band: B. EPC Rating: TBC





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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