



**Bridewell Lane, Bury St Edmunds**

**Sheridans**



# Bridewell Lane, Bury St Edmunds IP33 1RE

Offers Over £230,000

Offered to the market with no onward chain, this beautifully renovated two-bedroom end-terraced cottage is ideally positioned within Bury St Edmunds' historic medieval grid and sits within a conservation area. The property combines period charm with modern finishes and is perfectly suited to a first-time buyer, downsizer or those seeking an income opportunity, all within close proximity to the town's excellent amenities.

Understood to have been built in the late 19th century of brick and flint construction with rendered finish beneath tiled roofline. The accommodation begins with a welcoming sitting room, featuring exposed floorboards and a character fireplace fitted with a modern wood-burning stove. A window to the front elevation allows for pleasant natural light, while stairs rise to the first floor and opening leads through to the kitchen, creating a practical and flowing layout. The kitchen has been newly fitted offering a range of attractive storage units complemented by preparation worktops with new oven, hob and integrated dishwasher. This space has been thoughtfully designed to maximise both storage and practicality while remaining in keeping with the cottage's character. To the rear of the property there is a useful utility lobby providing space and plumbing for a washing machine. From here, a door opens directly onto the rear courtyard garden. The shower room has also been newly installed and finished with a modern contemporary aesthetic, incorporating a walk-in shower and quality fittings.

On the first floor, the landing leads to two well-proportioned bedrooms, both benefiting from exposed floorboards and offering comfortable and versatile accommodation. The cottage further

benefits from gas-fired central heating, has been redecorated throughout and is presented in excellent order, allowing a purchaser to move straight in.

This charming home enjoys a highly sought-after central location, being a short walk to all amenities including shops, restaurants and transport links, making it an appealing and well-rounded property in the heart of Bury St Edmunds.

Please note: Planning permission was granted in 2013 for the erection of a first-floor extension under reference SE/13/0388/HHCA; however, purchasers are advised to make their own enquiries regarding the current viability.

## Outside

Outside, the property enjoys a landscaped, part walled courtyard garden designed for ease of maintenance. The space provides an ideal area for outdoor seating and entertaining and includes an integral storage cupboard and outside sink along with an undercover area, adding practicality and flexibility.

## Location

Bury St Edmunds is one of Suffolk's most sought-after market towns, combining historic charm with excellent modern amenities. Renowned for its Cathedral, vibrant cultural scene, theatres, cinemas, restaurants and attractive green spaces, the town offers an outstanding quality of life. A traditional market operates twice weekly, complemented by a wide range of independent shops, cafés and national retailers.

The town benefits from excellent schooling, a strong community atmosphere and superb transport links, with easy access to Cambridge, Ipswich and beyond via the A14, as well as regular rail services.

- CHAIN FREE
- Charming end-terraced period cottage
- Fully renovated and redecorated throughout
- Sitting room with exposed floorboards and wood-burning stove
- Brand new contemporary kitchen and modern shower room
- Gas-fired central heating throughout
- Private walled courtyard garden with undercover area and outside sink
- Sought-after location within the historic medieval grid
- Conservation area with permit street parking

## Directions

Proceed along Bridewell Lane which is one way in the direction of Westgate Street from Churchgate Street and the property can be found further up on the left hand side.

## Services

Mains electricity, gas, drainage and water. Gas fired central heating.

Council Tax: West Suffolk Band: B

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

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

Flood Risk: Very low Risk



GROUND FLOOR



BRIDEWELL LANE

TOTAL FLOOR AREA : 506sq. ft. (47.0 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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1ST FLOOR



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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