



The Sewells Bury St Edmunds



957Sq Ft



3 Bedrooms



2 BATHROOMS



EPC D



Council tax - Band B

- CLOSE TO WEST SUFFOLK HOSPITAL
- CHAIN FREE
- 3-DOUBLE BEDROOMS
- KITCHEN/DINER
- GARAGE
- EPC D
- COUNCIL TAX BAND B

PRICE: £260,000

We are delighted to bring to the market this well-presented three-bedroom end of terrace property, situated in the popular southern area of Bury St Edmunds.

The accommodation comprises three double bedrooms, a modern kitchen/dining room, a spacious living room, a cloakroom, and a family bathroom, offering comfortable living space for families or first-time buyers alike.

Outside, the property benefits from an enclosed rear garden along with a garage located en bloc.

LOCATION:

The property is situated in The Sewells, a popular residential area in southern Bury St Edmunds, just a short distance from West Suffolk Hospital.

Bury St Edmunds offers a rich blend of educational, recreational, and cultural amenities, including the Arc Shopping Centre, the historic Abbey Gardens, and the renowned Theatre Royal.

The town also benefits from a mainline train station, providing direct links to London Liverpool Street, making it ideal for commuters.

For road travel, the property enjoys easy access to the A14, offering convenient connections to Stowmarket, Ipswich, Cambridge, and London via the M11.

ACCOMMODATION OVERVIEW:

We are delighted to present this well-maintained 3-bedroom end-of-terrace property on the popular southern area of Bury St Edmunds.

Accommodation Overview:

Internally, the property offers spacious and well-presented accommodation throughout, comprising:

- Three generous bedrooms
- A modern kitchen/dining room
- Comfortable living room
- Ground floor cloakroom
- Family bathroom

External Features:

- Private rear garden
- Garage en bloc

ROOM MEASUREMENTS:

- Living Room - 17'9 x 10'5 (5.4m x 3.2m)
- Kitchen/Diner - 17'9 x 9'8 (5.4m x 2.9m)
- Cloakroom - 6'0 x 3'5 (1.8m x 1.1m)
- Bedroom 1 - 18' 9 x 10'1 (5.37m x 3.1m)
- Bedroom 2 - 11'8 x 9'6 (3.5m x 2.9m)
- Bedroom 3 - 9'8 x 7'9 (2.9m x 2.4m)
- Bathroom - 7'3 x 6'2 (2.2m x 1.9m)



SERVICES:

The property offers mains gas, water, drainage and electric. Gas fired central heating.

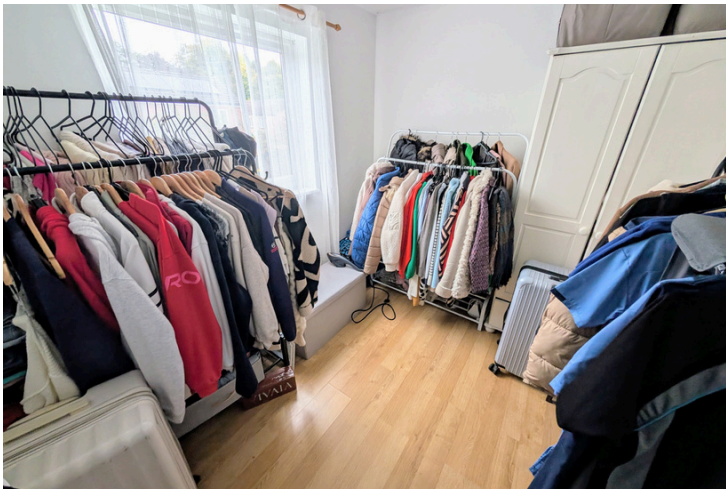
TENURE:

The property is FREEHOLD, chain free and will be sold with vacant possession



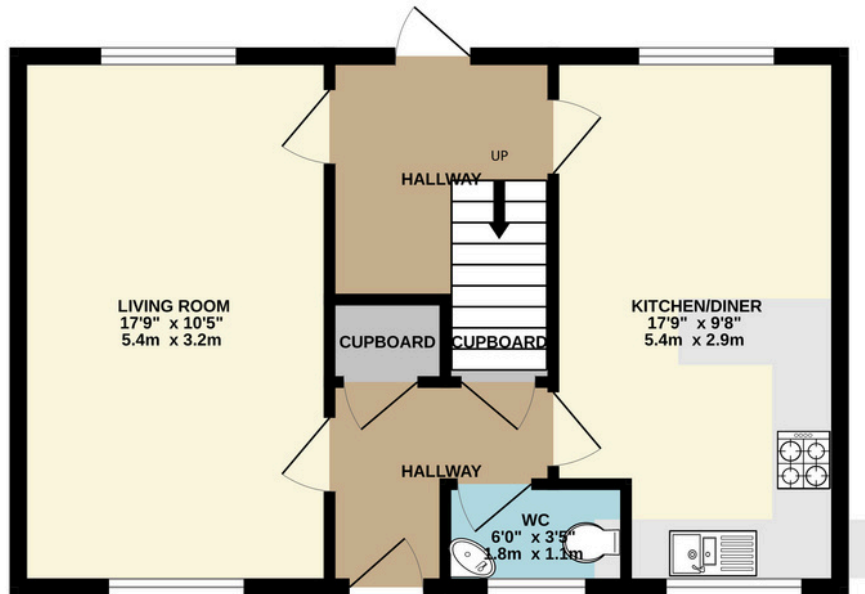
☎ 01284 750891
✉ sales@gdestates.co.uk
📍 14, The Traverse, Bury St Edmunds, IP33 1BJ



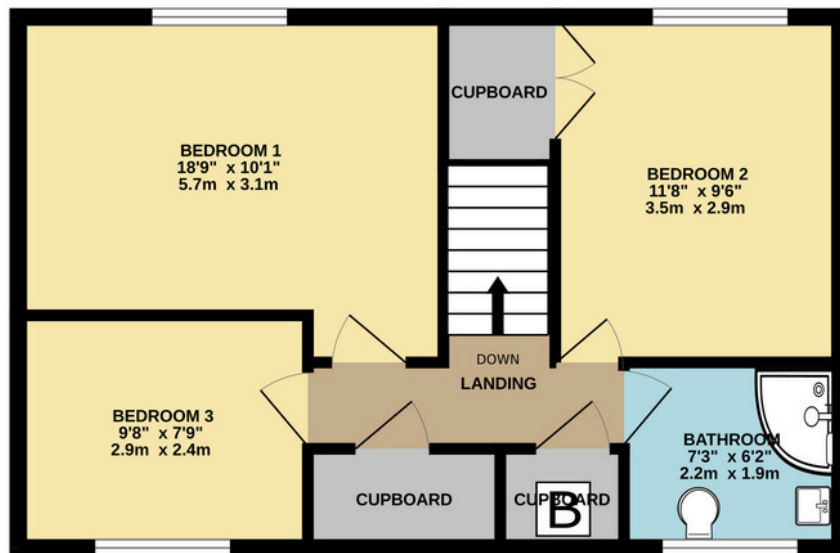


Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
Made with Metropix ©2025