

Short Brackland, Bury St. Edmunds

Sheridans









Short Brackland, Bury St. Edmunds IP33 1EL

Guide Price £325,000

Occupying an enviable position just moments from the historic town centre, this charming Victorian terrace beautifully combines period character with practical modern living. Arranged over three floors and extending to approximately 1,098 sq. ft., the property enjoys well-proportioned accommodation together with a delightful enclosed courtyard garden.

The front door takes you into a long hallway with a door that opens into a comfortable sitting room, a welcoming space featuring excellent natural light and period proportions. Beyond, the separate dining room provides an ideal setting for both everyday dining and entertaining, while the adjoining kitchen is thoughtfully arranged and overlooks the rear garden. Completing the ground floor is a useful cloakroom.

On the first floor are two generous double bedrooms, served by a spacious family bathroom fitted with both a bath and separate shower.

A particularly useful feature of the property is the heated cellar, providing valuable additional space with a variety of potential uses including a home office, hobby room, gym or storage, subject to individual requirements.

Outside
Outside, the attractive rear garden has been designed for ease of maintenance and offers a surprisingly private setting. Established planting creates a colourful backdrop, while a seating area provides an ideal space for al fresco dining and entertaining during the warmer months. With two areas, a courtyard area and steps up to a slightly larger area. There is also a shed for extra storage. Permit parking is available.

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.

Directions
Heading away from the town centre walk along Short Brackland for approximately 150 metres where number 16 can be found on the left hand side.

- Charming Victorian terraced home
- Two double bedrooms
- Sitting room and separate dining room
- Kitchen and ground floor cloakroom
- Spacious family bathroom
- Versatile heated cellar
- Attractive enclosed rear garden
- Walking distance to the town centre
- Character features and period appeal throughout
- Approx. 1,098 sq. ft. of accommodation

Services
Mains electricity, gas, drainage and water. Gas fired central heating.
Council Tax: West Suffolk Band: C
Broadband speed: Up to 1800 mbps available (Source Ofcom)
Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)
Flood Risk: No risk

Agents Note
No 15 has a right of way through the garden.









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.

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

Registered in England No. 04461290
VAT Number: 794 915 378

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