



Victoria Street, Bury St. Edmunds

Sheridans



## Victoria Street, Bury St. Edmunds IP33 3BD

Guide Price £285,000

This charming Victorian terraced home occupies a convenient position within walking distance of Bury St Edmunds' historic town centre, offering well-proportioned accommodation arranged over two floors. Having retained much of its period character, the property presents an excellent opportunity for buyers seeking a home with scope to personalise and enhance.

The ground floor is entered via a traditional front door leading into a generously sized sitting/dining room, a bright and versatile space. Ideal for both everyday living and entertaining. Stairs rise from this room to the first floor, whilst a doorway leads through to the kitchen beyond.

The kitchen is fitted with a range of units and provides access through to the ground floor bathroom, which comprises a bath, WC and wash basin. From the kitchen, a door opens out to the rear garden.

On the first floor, the landing offers a full-height cupboard with space for storage or a tumble dryer, and gives access to three bedrooms. The principal bedroom is of a good size and has a feature fireplace plus built-in wardrobes; the remaining two bedrooms enjoy views over the rear garden providing flexible accommodation suitable for use as guest rooms, nursery space or a home office.

### Outside

Outside, the property benefits from an enclosed west facing rear garden, predominantly laid to paving with established borders, offering a low-maintenance outdoor space with potential for further improvement, such as a garden room or home office. To the front, the property is set behind a low brick wall with original iron gate plus paved forecourt. There is street permit parking available

### Location

Bury St Edmunds is a picturesque, thriving market town which brings together the old and the new. The town boasts a great collection of venues for eating, drinking, shopping, and relaxing, making it a great place to live, work, visit and study.

The market town, with its impressive produce market every Wednesday and Saturday, is nestled in the heart of Suffolk. It is known for the Abbey Gardens, a ruined abbey right in the town centre. Bury is a very popular destination for locals and tourists to the area. Visit the old side of the town to see the Cathedral in all its glory, the medieval quarter of the town and the Abbey Gardens itself, or browse the newer side of the town.

### Directions

From the town centre proceed west along Risbygate Street and straight over the roundabout onto Out

- No onward chain
- Walking distance to the town centre
- Charming three bedroom home
- Sitting room
- Dining room
- Private rear garden
- Permit parking available
- Sought after location
- Many original features

Risbygate Street. Take the 2nd turning on the left (Victoria Street).

### 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)

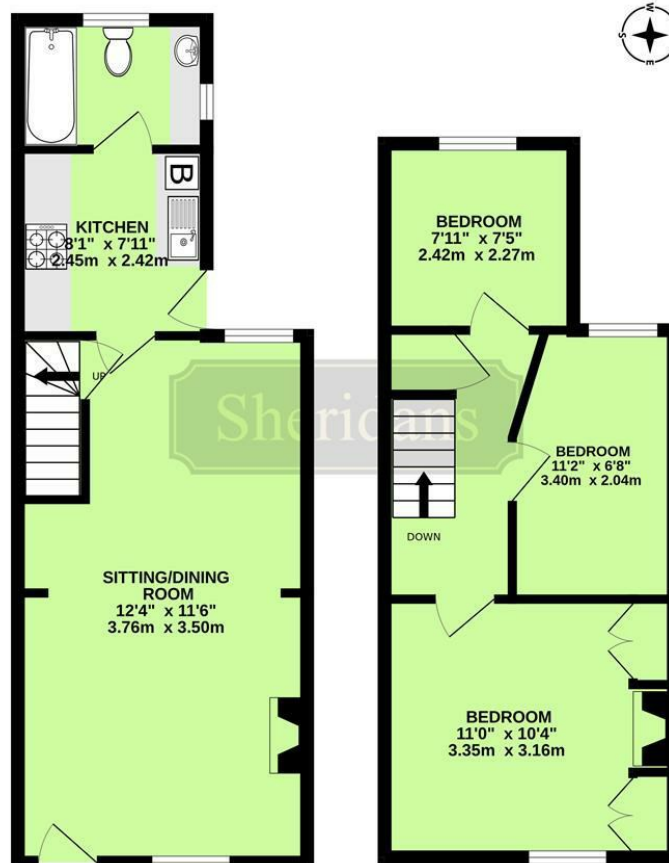
Flood Risk: No risk



GROUND FLOOR

1ST FLOOR

TOTAL FLOOR AREA : 710sq.ft. (66.0 sq.m.) approx.  
 Measurements are approximate. Not to scale. Illustrative purposes only.  
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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.

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