



Churchgate Street, Bury St. Edmunds

Sheridans



Churchgate Street, Bury St. Edmunds IP33 1RH

£250,000

A charming period town house with great potential to improve occupying a highly convenient position in the heart of the historic town centre, within easy walking distance of the Abbey Gardens, Arc Shopping Centre and an excellent range of independent shops, restaurants and amenities.

This attractive two-bedroom property offers characterful accommodation arranged over three floors and would be ideal for first-time buyers, downsizers, investors or those seeking a convenient town centre base.

The ground floor comprises a welcoming sitting room with a separate dining room beyond, creating well-defined yet sociable living spaces. To the rear of the house is a fitted kitchen with access to a private courtyard area. A useful cellar provides excellent storage and offers potential for a variety of uses.

On the first floor are two bedrooms, together with a bathroom fitted with a white suite.

Outside

Outside, the property benefits from a low-maintenance courtyard. Properties in this central location are always in strong demand and an early viewing is highly recommended. There is street parking available.

Location

The property is perfectly situated in a prime location in 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 includes a Waitrose supermarket and Marks and Spencer food hall just a short walk away as well as the beautiful parks, cinemas, theatres and restaurants for which the town is famously known as the 'Jewel in the crown of Suffolk'. The property 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 boutiques 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.

Directions

From Angel Hill, proceed south along Crown Street and turn right opposite the Norman Tower into Churchgate Street, where number 62 will be found at the top on the left.

- Charming period town house in the heart of the grid
- Prime town centre location
- Sitting room
- Separate dining room
- Fitted kitchen
- Two first-floor bedrooms
- Family bathroom
- Large cellar/storeroom
- Private courtyard
- No onward chain

Services

Services Mains water, electricity, gas and drainage.

Council Tax - West Suffolk -Band B

EPC Rating: C

Broadband speed: Up to 1000 mbps available (Source Ofcom)

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

Flood Risk: No Risk

The property is in a conservation area.



CELLAR
13'0" x 10'6"
3.95m x 3.21m

The floor plan shows a rectangular layout. At the top is the Kitchen (9'5" x 6'7", 2.86m x 2.00m) containing a four-burner stove and a refrigerator. Below the Kitchen is a hallway with a door labeled 'DOWN' leading to the ground floor. To the right of the hallway is the Dining Room (10'9" x 10'9", 3.27m x 3.27m). At the bottom is the Sitting Room (13'7" x 10'11", 4.15m x 3.34m). The plan includes various doors and windows, with some areas shaded in light green.

KITCHEN
9'5" x 6'7"
2.86m x 2.00m

DINING ROOM
10'9" x 10'9"
3.27m x 3.27m

SITTING ROOM
13'7" x 10'11"
4.15m x 3.34m

The floor plan shows a rectangular layout. At the top is a bathroom containing a toilet, a bathtub, and a sink. To the left of the bathroom is a staircase with an arrow pointing down and the word 'DOWN' next to it. To the right of the staircase is a large bedroom labeled 'BEDROOM 11'0" x 8'0" 3.36m x 2.44m'. At the bottom is another large bedroom labeled 'BEDROOM 13'7" x 10'11" 4.15m x 3.33m'. A doorway connects the two bedrooms. A small closet is located near the bottom right corner.



The Property Ombudsman

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