


Victoria Street, Bury St. Edmunds

Sheridans









# Victoria Street, Bury St. Edmunds IP33 3BD

# Guide Price £365,000

A well-proportioned three-bedroom townhouse situated in a highly sought after and convenient non estate street amongst mainly Victorian houses close to the historic town centre of Bury St Edmunds, offering spacious accommodation, driveway parking for two cars and an integral garage which are great features in that location. Additionally there is a manageable attractive enclosed rear garden. Whilst the property has been well maintained throughout, it now presents an excellent opportunity for a purchaser to update and modernise to their own tastes and requirements.

The accommodation is arranged over two floors and is entered via a welcoming dining room, providing an ideal space for everyday dining and entertaining. Stairs rise to the first floor and double doors lead through to the generously proportioned sitting room. Enjoying a pleasant outlook over the rear garden, this light and airy reception room benefits from large glazed doors opening directly onto the terrace, creating an excellent connection between the indoor and outdoor spaces.

The adjoining kitchen is fitted with a range of matching wall and base units incorporating work preparation surfaces and appliance space. A door provides direct access to the rear garden, whilst an internal door leads through to the integral garage, offering useful storage and further versatility.

On the first floor, the landing provides access to three bedrooms, all of which are well-proportioned and enjoy plenty of natural light. The principal bedroom is a particularly generous double room situated to the rear of the property. The remaining bedrooms are served by a family bathroom and separate cloakroom. As with the remainder of the property, these areas offer an excellent opportunity for updating and enhancement.

Outside
Outside, the property is approached over a driveway providing off-road parking and access to the integral garage. The front garden has been designed for ease of maintenance, whilst the enclosed rear garden offers a pleasant degree of privacy.

A paved terrace immediately adjoins the property, providing an ideal space for outdoor dining and entertaining, beyond which are established borders and mature planting that create an attractive and manageable outdoor environment.

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.

Services
Mains electricity, gas, drainage and water. Heating - Gas
Council Tax: West Suffolk Band: C
Broadband speed: Up to 1000 mbps available (Source Ofcom)
Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)

- Well-maintained house over two floors
- Three well-proportioned bedrooms
- Single integral garage and off road parking for 2 cars
- Spacious sitting room overlooking the rear garden
- Fitted kitchen with garden access
- Family bathroom and separate cloakroom
- Light and airy entrance hallway
- Enclosed rear garden with rear gate access
- Walking distance to the town centre and railway station
- No onward chain

Flood Risk: Very Low Risk
Agents Note: There is rear access to the property via a shared side access





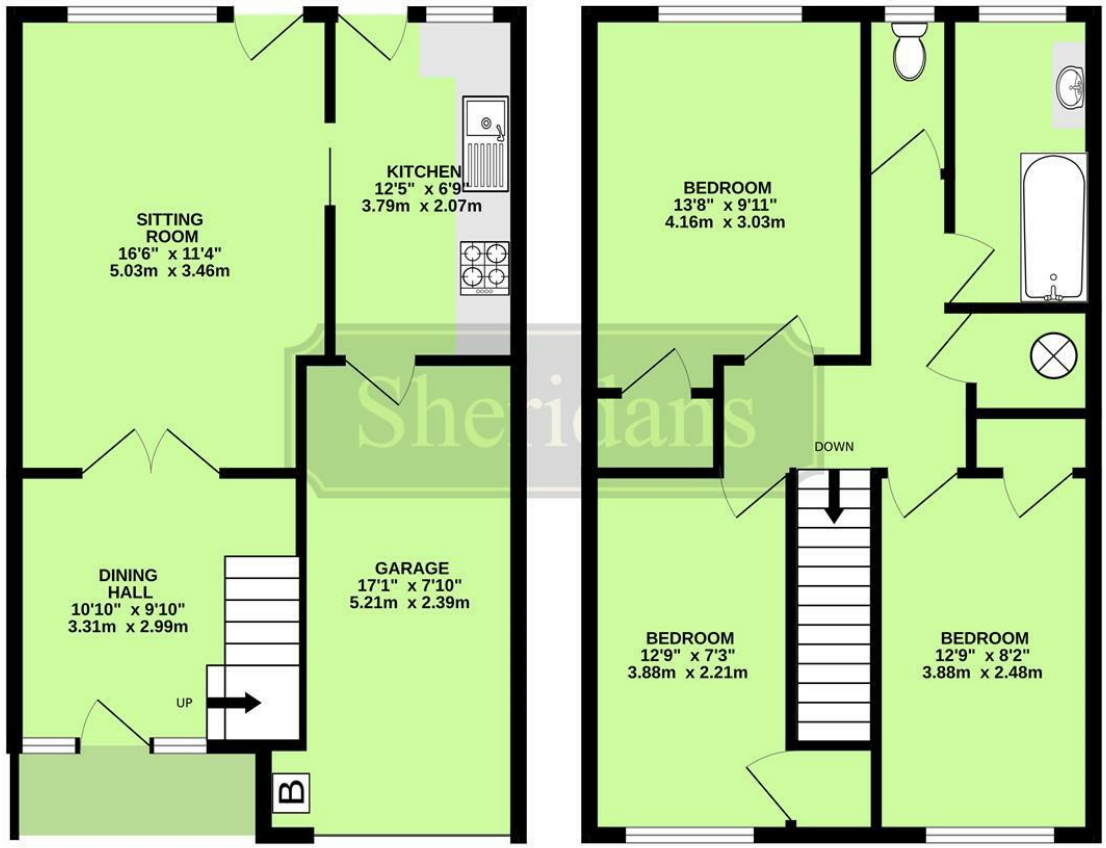


GROUND FLOOR

TOTAL FLOOR AREA : 936sq.ft. (87.0 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.

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The Property Ombudsman

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