



**Bridewell Lane, Bury St Edmunds**

**Sheridans**



# Bridewell Lane, Bury St Edmunds IP33 1RE

Guide Price £268,000

Offered to the market with no onward chain, this beautifully renovated two-bedroom end-terraced cottage is ideally positioned within Bury St Edmunds' historic medieval grid and sits within a conservation area. The property combines period charm with modern finishes and is perfectly suited to a first-time buyer, downsizer or those seeking an income opportunity, all within close proximity to the town's excellent amenities.

Understood to have been built in the late 19th century of brick and flint construction with rendered finish beneath tiled roofline. The accommodation begins with a welcoming sitting room, featuring exposed floorboards and a character fireplace fitted with a modern wood-burning stove. A window to the front elevation allows for pleasant natural light, while stairs rise to the first floor and opening leads through to the kitchen, creating a practical and flowing layout. The kitchen has been newly fitted offering a range of attractive storage units complemented by preparation worktops with new oven, hob and integrated dishwasher. This space has been thoughtfully designed to maximise both storage and practicality while remaining in keeping with the cottage's character. To the rear of the property there is a useful utility lobby providing space and plumbing for a washing machine. From here, a door opens directly onto the rear courtyard garden. The shower room has also been newly installed and finished with a modern contemporary aesthetic, incorporating a walk-in shower and quality fittings.

On the first floor, the landing leads to two well-proportioned bedrooms, both benefiting from exposed floorboards and offering comfortable and versatile accommodation. The cottage further benefits from gas-fired central heating, has been redecorated throughout and is presented in excellent order, allowing a purchaser to move straight in.

This charming home enjoys a highly sought-after central location, being a short walk to all amenities including shops, restaurants and transport links, making it an appealing and well-rounded property in the heart of Bury St Edmunds.

Please note: Planning permission was granted in 2013 for the erection of a first-floor extension under reference SE/13/0388/HHCA; however, purchasers are advised to make their own enquiries regarding the current viability.

## Outside

Outside, the property enjoys a landscaped, part walled courtyard garden designed for ease of maintenance. The space provides an ideal area for outdoor seating and entertaining and includes an integral storage cupboard and outside sink along with an undercover area, adding practicality and flexibility.

## Location

Bury St Edmunds is a picturesque and thriving market town that effortlessly combines historic character with modern convenience. The town boasts an excellent selection of independent restaurants, cafés, bars and boutique shops, alongside a range of well-known national retailers, making it an appealing place to live, work and visit. Situated in the heart of Suffolk, Bury St Edmunds is particularly well known for its vibrant twice-weekly market held every Wednesday and Saturday. The town's rich heritage is showcased through notable landmarks such as the impressive St Edmundsbury Cathedral, the beautifully maintained Abbey Gardens and the historic ruins of the Abbey of St Edmund, which together provide tranquil green spaces at the centre of the town. With its charming medieval streets, striking period architecture and more contemporary shopping and leisure facilities, Bury St Edmunds offers a seamless balance of old and new and remains one of Suffolk's most desirable and popular locations.

- CHAIN FREE
- Charming end-terraced period cottage
- Fully renovated and redecorated throughout
- Sitting room with exposed floorboards and wood-burning stove
- Brand new contemporary kitchen and modern shower room
- Gas-fired central heating throughout
- Private walled courtyard garden with undercover area and outside sink
- Sought-after location within the historic medieval grid
- Conservation area with permit street parking

## Directions

Proceed along Bridewell Lane which is one way in the direction of Westgate Street from Churchgate Street and the property can be found further up on the left hand side.

## Services

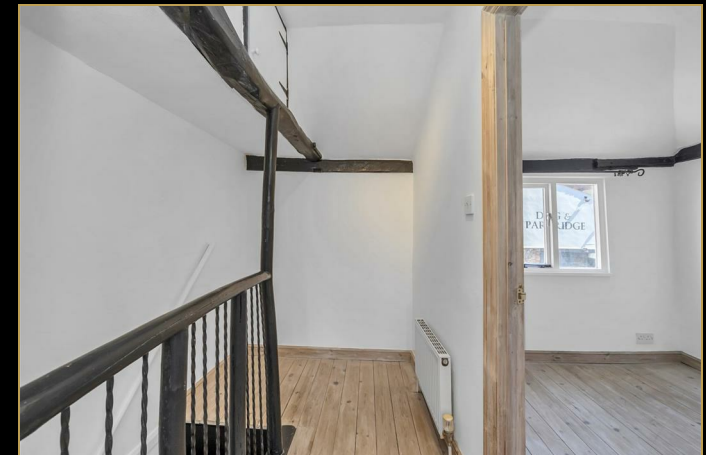
Mains electricity, gas, drainage and water. Gas fired central heating.

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: Very low Risk



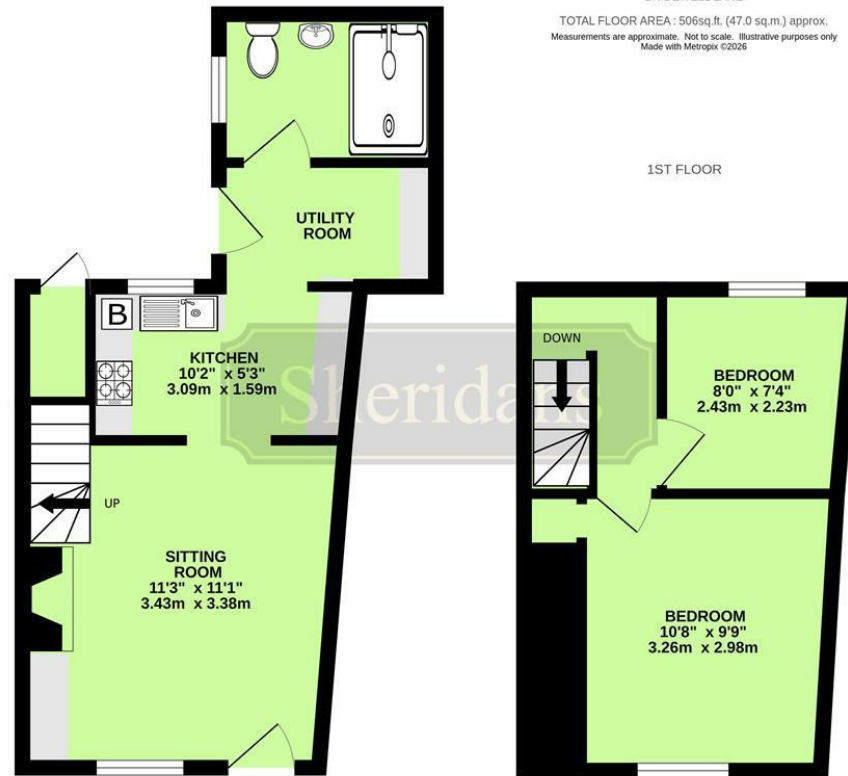
GROUND FLOOR



BRIDEWELL LANE

TOTAL FLOOR AREA: 506sq. ft. (47.0 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.

**Sheridans Estate Agents**

**Web:** [www.sheridans.ltd.uk](http://www.sheridans.ltd.uk) **Email:** [info@sheridans.ltd.uk](mailto:info@sheridans.ltd.uk)

**Bury St. Edmunds Office**

19 Langton Place,  
Bury St Edmunds, IP33 1NE  
Tel: 01284 700 018

**Knightsbridge London Office**

45 Pont Street,  
London, SW1X 0BD  
Tel: 020 7629 9966

Registered in England No. 04461290

VAT Number: 794 915 378

Registered office: Sheridans Limited, 19 Langton Place, Bury St Edmunds, IP33 1NE



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