



**Abbot Road, Bury St. Edmunds**

**Sheridans**



# Abbot Road, Bury St. Edmunds IP33 3UN

Guide Price £275,000

A well-presented three bedroom semi-detached home occupying a sought-after position on the popular west side of Bury St Edmunds. Offering bright and well-balanced accommodation, the property presents an excellent opportunity for further updating or extension (subject to the necessary planning consents), allowing prospective purchasers to create a home tailored to their own tastes. The property is offered with the added benefit of no onward chain. Further benefits include UPVC double glazing and gas fired central heating, together with the property's overall light and airy feel and its excellent scope for improvement, all within a well-regarded town location.

Constructed of traditional brick elevations beneath a tiled roof with a canopy porch, a composite front door opens into an entrance hall with stairs rising to the first floor with vinyl flooring. The light and airy double aspect sitting room provides an excellent principal reception space, featuring wooden flooring and a open brick fireplace, with French doors opening to the rear garden and creating a seamless connection between inside and out.

The kitchen is fitted with a range of storage units and preparation work surfaces, incorporating an integrated oven with electric hob and extractor hood above, together with space for further appliances. There are two integral storage cupboards and a door providing direct access to the garden. A ground floor bathroom completes the downstairs accommodation and is fitted with a bath with shower over, along with window to the side aspect.

On the first floor, the landing enjoys a pleasant outlook over the rear garden. The principal bedroom is bright and airy being double

aspect and benefitting from an airing cupboard, while two further well-proportioned bedrooms complete the first floor accommodation.

## Outside

Outside, a driveway to the front provides off-road parking for several vehicles and leads to a garage with double opening doors, while the remainder of the front garden is predominantly laid to lawn. The generously sized rear garden is fully enclosed and enjoys a desirable south-westerly aspect, being mainly laid to lawn with planted borders and a patio area, making it an ideal setting for entertaining, al fresco dining or relaxation.

## Location

The property enjoys a highly sought-after position on the west side of town, within a short walk of the town centre and an excellent range of schooling, shopping, recreational, and cultural facilities that historic Bury St Edmunds has to offer. Bury St Edmunds is a picturesque and thriving market town, seamlessly blending historic charm with modern amenities. The town boasts an impressive array of venues for dining, shopping, and leisure, making it an ideal place to live, work, visit or study. The vibrant market, held every Wednesday and Saturday, sits at the heart of the town, alongside the iconic Abbey Gardens, home to the atmospheric ruins of the historic abbey. Residents and visitors alike can enjoy the town's rich heritage, from the grandeur of the Cathedral and the medieval quarter to the contemporary shopping streets, restaurants, and entertainment facilities, offering a unique combination of tradition and modern living.

## Directions

Leave the centre of Bury St Edmunds on the A143, going south

- CHAIN FREE
- Light and airy double aspect sitting room
- Well proportioned bedrooms
- Scope to update and extend (STPP)
- South-West facing rear garden
- Front garden
- Garage & driveway parking
- Popular location
- Easy access to amenities

towards Horringer and Haverhill. At the traffic lights turn right onto Petticoat Lane and bear left onto Hospital Road then turn left onto Abbot Road where the property can be found further along on the left.

## Services

Mains electricity, gas, drainage and water. Heating - Gas

Council Tax: Mid 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: Very Low Risk (Source Gov.uk)

## Agents Note

There is asbestos in the garage roof.

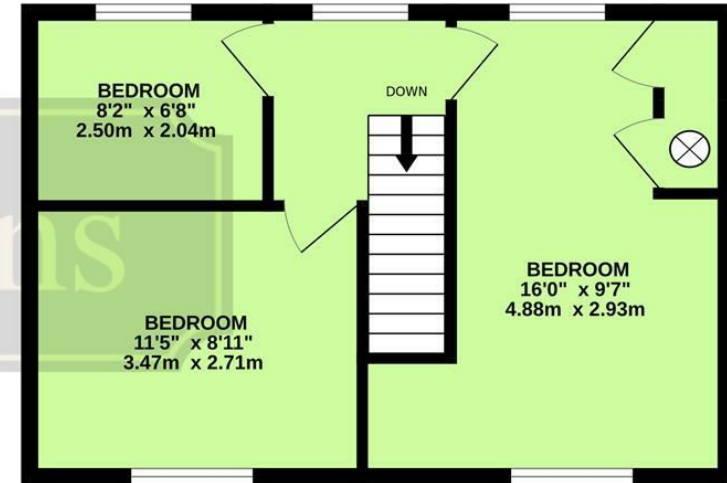
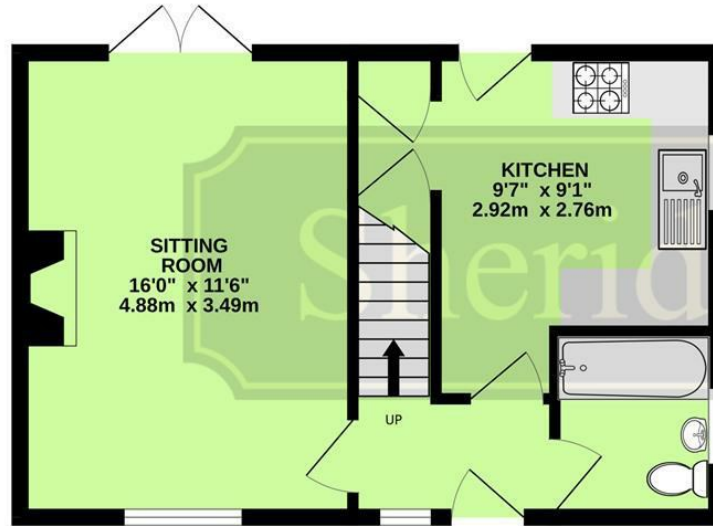




GROUND FLOOR

TOTAL FLOOR AREA : 807sq.ft. (75.0 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2026

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

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



**Sheridans**