



Long Brackland, Bury St Edmunds

Sheridans



Long Brackland, Bury St Edmunds IP33 1JH

Guide Price £290,000

A light and airy modern two-bedroom terraced house in a popular town centre location, offering a private garden and allocated parking space, perfect for those seeking the convenience of nearby amenities and the train station. The property benefits from double glazing, gas-fired central heating and is offered chain free, making it an ideal first-time purchase, investment opportunity or lock-up-and-leave home.

Built in the mid 1980's of traditional brick construction beneath a tiled roof, the accommodation briefly comprises a front door opening into an entrance porch, leading to a good-sized sitting room with stairs rising to the first floor. The well-appointed kitchen/diner features a range of storage cupboards and ample preparation surfaces, with space for a slot-in cooker and additional appliances. Tiled flooring runs throughout, and French doors open onto the rear garden.

On the first floor, the landing provides access to two double bedrooms, with the principal bedroom being particularly spacious and benefiting from two front-aspect windows. The modern bathroom, fitted

with a bath and shower over, wash hand basin and low-level WC, completes the accommodation.

Outside

To the rear is a fully enclosed, low-maintenance, landscaped private courtyard garden, ideal for alfresco dining and entertaining, complete with a garden shed and rear access gate. An allocated parking space is located at the end of the terrace.

Location

Ideally positioned within walking distance of the mainline railway station and historic town centre, the property is perfect for commuters. Bury St Edmunds, known as the "jewel in the crown of Suffolk", offers an excellent range of amenities including shops, restaurants, theatres, parks, schools and sports facilities, together with the historic Cathedral and Abbey Gardens. The property also benefits from easy access to the A14, with convenient road and rail links to Cambridge and London, while Stansted Airport is approximately an hour away.

Directions

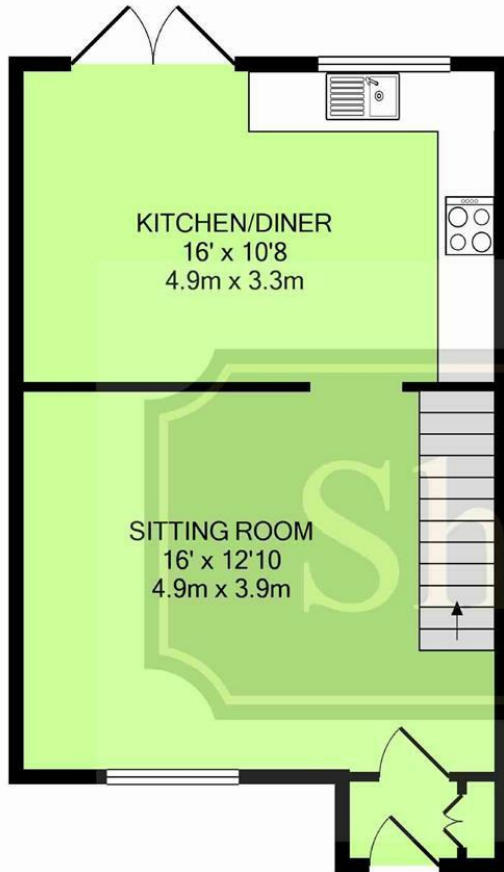
From the town centre continue to the end of St Johns Street then bear right onto Long Brackland where the property can be found on the right.

Services

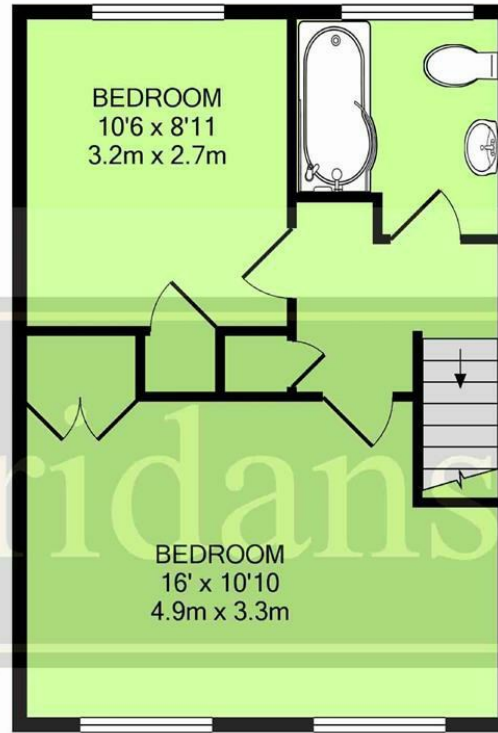
- CHAIN FREE
- Popular town centre location
- 2 double bedrooms
- Sitting room
- Kitchen/diner
- Low maintenance garden
- Allocated parking space
- Close to amenities & train station
- Gas fired central heating

Mains electric, gas, water, drainage are connected. Gas fired central heating
Council Tax: West Suffolk Band: B
Broadband speed: Up to 1000 mbps available (Source Ofcom)
Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)
Flood Risk: No Risk





GROUND FLOOR
APPROX. FLOOR
AREA 390 SQ.FT.
(36.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 375 SQ.FT.
(34.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 765 SQ.FT. (71.1 SQ.M.)
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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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