



**Old Convent Orchard, Bury St Edmunds**

**Sheridans**



# Old Convent Orchard, Bury St Edmunds IP33 3PQ

Guide Price £325,000

Situated in an excellent town centre location just a couple of hundred metres from Waitrose supermarket is this delightful three-storey town house which offers light, well-arranged accommodation and the ease of no onward chain.

A welcoming entrance hall leads through to the fitted kitchen, which opens seamlessly into a bright dining room, a delightful everyday space with French doors flowing directly onto the south-facing rear garden—ideal for relaxed outdoor dining and making the most of the afternoon sun. On the first floor, the property features a charming sitting room enjoying an attractive outlook, together with a cloakroom and a study/third bedroom, offering excellent flexibility for home working or guest use.

The second floor provides two further well-proportioned bedrooms, served by a family shower room.

Further benefits include gas-fired central heating and the advantage of being offered chain-free.

## Outside

Outside, the enclosed rear garden is stocked with established planting including flowering shrubs, with a rear gate providing pedestrian access. The garden's southerly aspect ensures plenty of natural light throughout the day. The property also benefits from an allocated parking space, visitor parking, and access to communal garden areas, adding to the overall appeal.

## Location

Bury St Edmunds is a picturesque and thriving market town that beautifully blends historic charm with modern convenience. The town offers an excellent selection of independent restaurants, cafés, bars, and boutique shops, as well as national retailers — making it a wonderful place to live, work, visit, and study.

Located in the heart of Suffolk, Bury St Edmunds is well known for its vibrant twice-weekly produce market held every Wednesday and Saturday. The town's rich heritage is reflected in landmarks such as the magnificent St Edmundsbury Cathedral, the Abbey Gardens, and the ruins of the Abbey of St Edmund, which provide a peaceful green space right in the town centre. From the charming medieval streets and historic architecture to the more contemporary shopping and leisure areas, Bury St Edmunds offers the perfect balance of old and new — and remains one of Suffolk's most desirable and popular destinations for residents and visitors alike.

## Directions

From the town centre proceed onto St Andrews Street South where the entrance to Old Convent Orchard will be found a short distance further on the right hand side. The property is no 20.

3 What Words [///ritual.conquests.eggplants](http://ritual.conquests.eggplants)

## Services

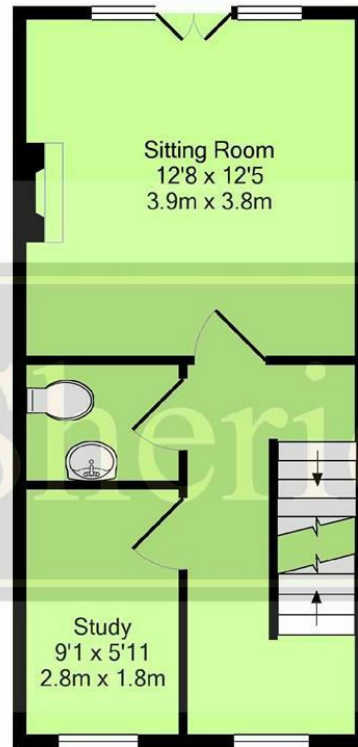
- No onward chain
- Three bedrooms
- Two reception rooms
- Off road parking
- Close to the town centre
- Garden
- Cloakroom and bathroom

Mains gas, electric water and drains are connected.  
Council Tax: West Suffolk Band: D  
Broadband speed: Up to 1800 mbps available (Source Ofcom)  
Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)  
Flood Risk: No Risk

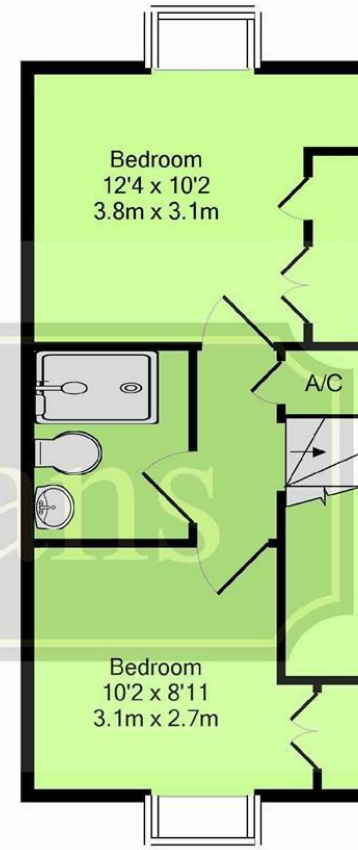




GROUND FLOOR  
APPROX. FLOOR  
AREA 329 SQ.FT.  
(30.6 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 329 SQ.FT.  
(30.6 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 343 SQ.FT.  
(31.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1002 SQ.FT. (93.1 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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