



**St. Martins Street, Bury St. Edmunds**

**Sheridans**



# St. Martins Street, Bury St. Edmunds IP33 1JL

Guide Price £295,000

Offered with no onward chain.

A beautifully presented Victorian mid-terraced house occupying a highly sought-after position within easy walking distance of Bury St Edmunds town centre. Offering well-arranged accommodation together with a private rear garden, the property blends period charm with practical modern living and would appeal to a range of discerning buyers seeking a conveniently located home. Benefits from gas fired central heating, period features and no onward chain.

Constructed of traditional red brick beneath a tiled roof, the accommodation in brief comprises an attractive entrance hall leading to a cosy sitting room featuring an attractive fireplace with cast iron grate and wooden surround. A bay window provides excellent natural light, creating a bright and welcoming living space. The separate dining room also benefits from a feature fireplace with tiled slips, painted surround and cast iron grate, together with an integral storage cupboard, offering a versatile space for both everyday living and entertaining. The well-appointed kitchen is fitted with a range of units complemented by wooden work surfaces, with space for a slot-in cooker. Beyond the kitchen is a useful lean-to sun/utility room with door opening onto the garden. A modern ground floor shower room completes the accommodation on this level.

On the first floor are two generous double bedrooms, both bright and airy with attractive wooden flooring. The bathroom, accessed via one of the bedrooms, is fitted with a suite comprising bath, wash basin and WC.

## Outside

Outside, the rear garden is fully enclosed and designed with ease of maintenance in mind, featuring a paved circular seating area and planted borders, creating a pleasant and private space ideal for al fresco dining and relaxation. A gate provides access to a rear passageway, ideal for bins and access to front.

## Location

The property occupies a highly convenient position on St Martins Street, just a short walk from the historic town centre of Bury St Edmunds. Ideally situated for access to the town's excellent range of amenities, the property is also within easy reach of transport links and everyday local facilities.

Bury St Edmunds offers an appealing blend of independent boutiques and well-known retailers, together with an excellent selection of cafés, restaurants and leisure facilities. Nearby attractions include the beautiful Abbey Gardens, the cathedral and the Theatre Royal, all of which contribute to the town's distinctive character and highly regarded lifestyle. Renowned for successfully combining period charm with modern living, Bury St Edmunds also provides excellent schooling, sports facilities and recreational amenities. For commuters, the property is particularly well placed, with the railway station and A14 offering convenient links to Cambridge, London and surrounding areas, making this an ideal location for those seeking both accessibility and a central town setting.

## Directions

3 What Words ///retire.inviting.rekindle

## Services

- CHAIN FREE
- Prime town centre location within walking distance of amenities
- Sitting room with bay window
- Separate dining room offering versatile living space
- Two well-proportioned double bedrooms
- Ground floor shower room and first floor bathroom
- Private, enclosed rear garden with patio
- Character features including fireplaces

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

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 (Source Gov.uk)





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**

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