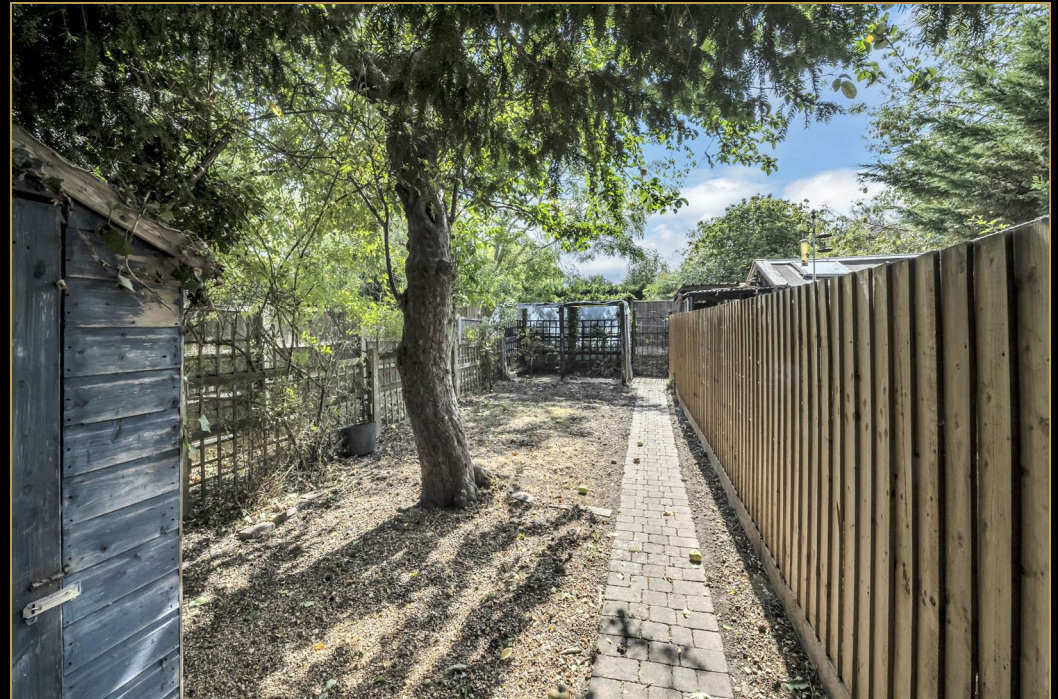




Out Risbygate, Bury St Edmunds

Sheridans



Out Risbygate, Bury St Edmunds IP33 3RJ

Guide Price £315,000

Occupying a highly desirable position within easy walking distance of the town centre with a good sized rear garden, this charming Victorian terrace offers a wonderful blend of period character with great potential for improvement and/or extension.

The property is approached via a traditional front garden, with an attractive façade that complements the surrounding row of handsome period homes. Inside, the accommodation extends to over 1,000 sq.ft. arranged over three levels.

The sitting room enjoys excellent natural light from a striking bay window and features a fireplace as its focal point, creating a warm and inviting space in which to relax. To the rear, the house opens beautifully into a spacious kitchen/dining/family room. Measuring over 23ft in length, this open-plan space provides ample room for cooking, dining and entertaining, with direct access to the rear courtyard garden. A useful downstairs bathroom completes the ground floor accommodation.

On the first floor are two generously proportioned double bedrooms, both retaining period charm with feature fireplaces. The principal bedroom benefits from an adjoining en-suite whilst a well-appointed family bathroom serves the remaining accommodation.

A particular feature of the property is the substantial cellar, providing excellent storage and offering further potential, subject to any necessary consents.

Outside

Outside, the enclosed rear courtyard creates a private and low-maintenance outdoor retreat, ideal for al fresco dining and summer entertaining. Permit parking available for the college carpark.

Location

The property is perfectly situated in a quiet area only 5-10 minutes walk from the historic town centre. It is close to well-regarded schools and sports facilities, and uniquely independent shops (as well as well known high street stores, and the beautiful parks, cinemas, theatres and restaurants for which the town is famously known as the 'jewel in the crown of Suffolk'. The house is close to everything that gives Bury its distinct reputation for bringing together the best of old and new, with its rich history and its broad range of venues for dining, shopping and relaxing. The town is renowned for its stunning Cathedral and for the leafy and floral Abbey Gardens with its impressive medieval ruins, all just a short stroll down from the colourful boutiques and cafe culture of the town centre.

Directions

From the town centre proceed west along Risbygate Street and straight over the roundabout onto Out Risbygate Street, where the house will be found on the left hand side.

- Prime location close to the town centre
- Attractive Victorian terrace with period detailing
- Sitting room with bay window and feature fireplace
- Superb 23ft open-plan kitchen/dining/family room
- Ensuite to bedroom two
- Two double bedrooms
- Family bathroom, downstairs shower room
- Large cellar providing excellent storage
- Good sized south facing garden
- No onward chain

3 What Words///noting.coughed.honeybees

Services

All mains services are connected.

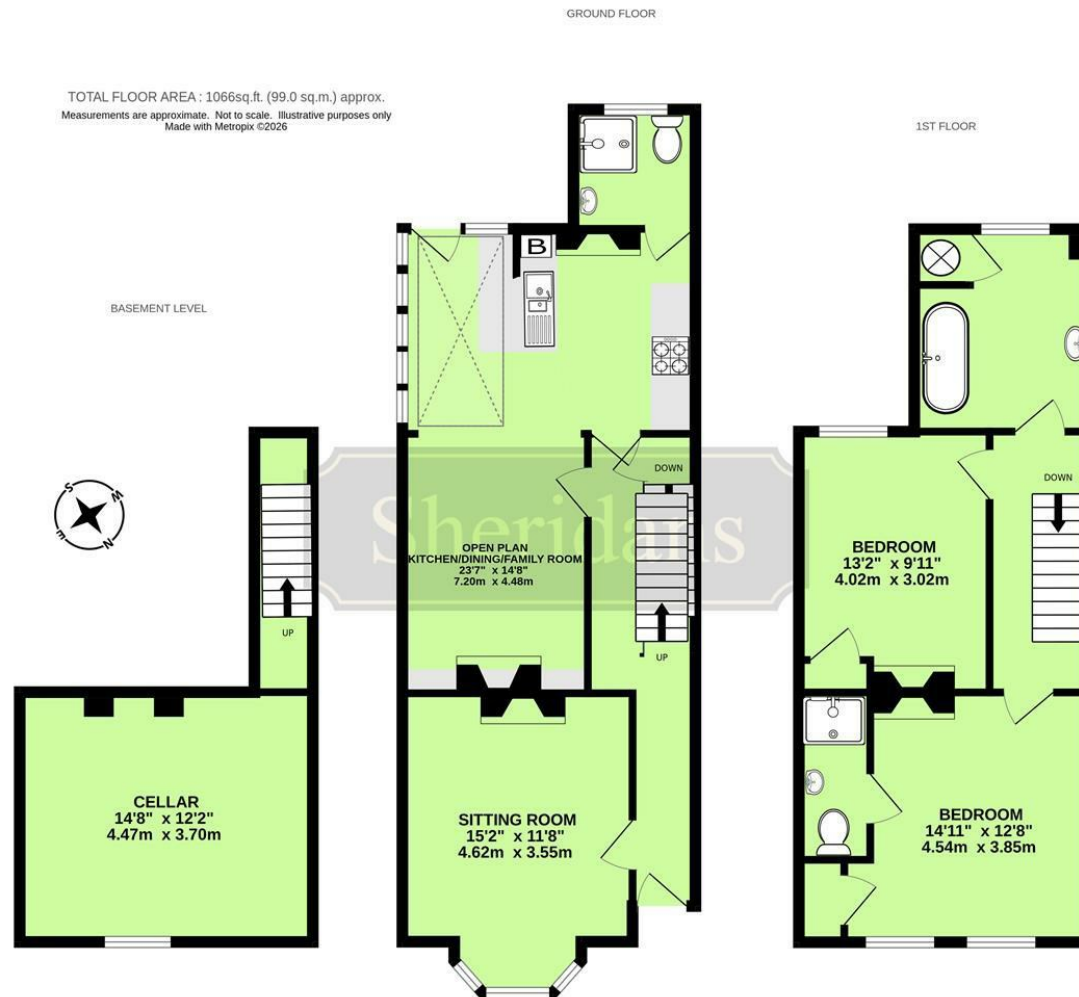
Council Tax: West Suffolk Band: C

Broadband speed: Up to 1800 mbps available (Source Ofcom)

Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)

Flood Risk: No Risk





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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