Southgate Street, Bury St. Edmunds

Sheridans

Southgate Street, Bury St. Edmunds IP33 2AZ

Offers Over £405,000

Recently restored Grade II listed town house with charming south facing garden, off road parking and situated only a short stroll to the town centre and Abbey Gardens, with further potential to develop the loft space into two bedrooms (subject to the necessary planning permissions).

Understood to have been built in the 17th century as a much larger house and extended in more recent years, including a full roof re-tile and chimney restoration. This surprising town house provides beautifully presented accommodation, successfully fusing period character and modern living. The well-proportioned rooms offer high ceilings and large windows creating a light and airy atmosphere, coupled with features including magnificent Inglenook fireplaces, exposed beams and traditional Ledge and Brace internal doors.

The ground floor comprises of a well-equipped kitchen/dining room, superb sitting room as well as a cloakroom and pantry with access to a large cellar.

On the first floor the splendid newly fitted bathroom has a traditional feel with a modern twist with large bath and large Burlington Guild wash basin and wash stand. The landing with access to large loft space, accesses the two bedrooms including the spacious dual aspect principal bedroom, completing the accommodation.

Outside
To the side of the house is a charming south facing garden providing a sun trap and ideal outdoor area for entertaining and relaxing during the summer months, and a wooden garden shed for storage. A gate leads to a single pea shingle off street parking space. To the back there is a small gated pea shingle storage area for bicycles or garden equipment.

Location
Bury St Edmunds is one of Suffolk's most sought-after market towns, combining historic charm with excellent modern amenities. Renowned for its Cathedral, vibrant cultural scene, theatres, cinemas, restaurants and attractive green spaces, the town offers an outstanding quality of life. A traditional market operates twice weekly, complemented by a wide range of independent shops, cafés and national retailers.

The town benefits from excellent schooling, a strong community atmosphere and superb transport links, with easy access to Cambridge, Ipswich and beyond via the A14, as well as regular rail services.

Directions
When proceeding along Southgate Street towards the Southgate Roundabout, the house will be found on the left hand side.

3 What Words ///verifying.mixer.shred

- Beautifully presented grade II listed town house
- Off road vehicle parking
- Charming south facing garden
- Magnificent inglenook fireplaces
- Traditional Ledge & Brace internal doors and exposed beams
- Short walk to town centre
- Well equipped kitchen/dining room, cloakroom with utility area
- Sitting room with fireplace and stove
- Two bedrooms
- Spacious first floor bathroom

Services
All mains services are connected.
Grade II listed
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
511 sq.ft. (47.4 sq.m.) approx.

TOTAL FLOOR AREA : 1003 sq.ft. (93.2 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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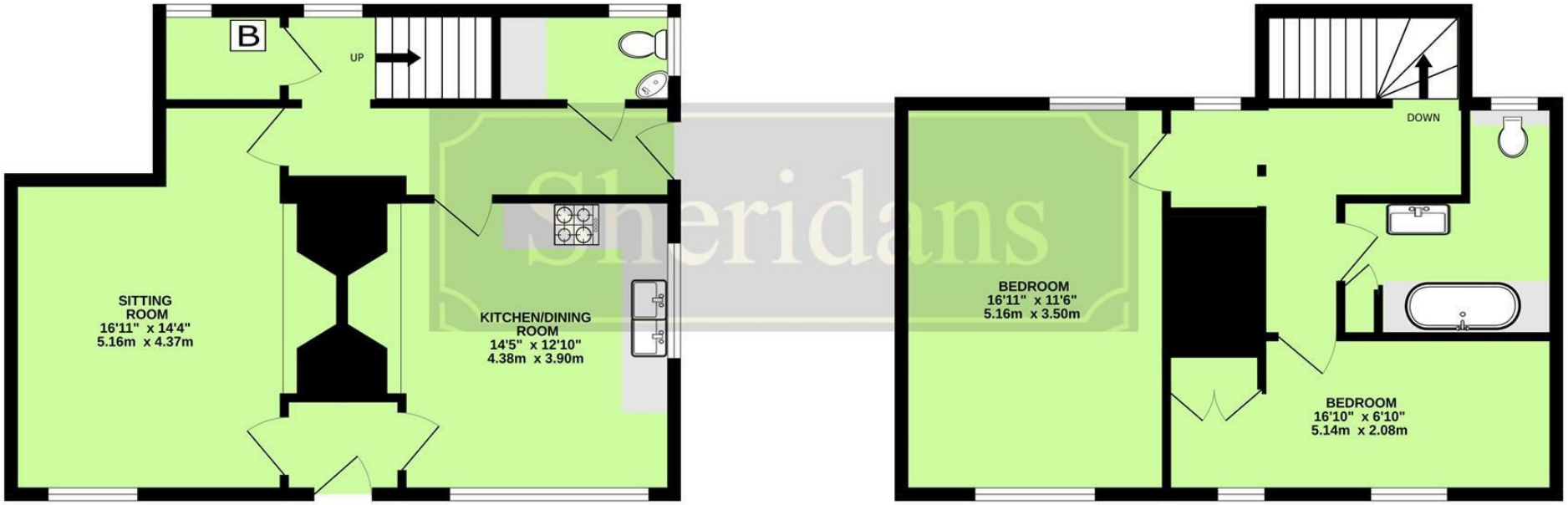
1ST FLOOR
493 sq.ft. (45.8 sq.m.) approx.



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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The Property Ombudsman

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