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Garland Street, Bury St. Edmunds

Sheridans



Garland Street, Bury St. Edmunds IP33 1HB

Offers Over £325,000

Situated in the heart of Bury St Edmunds along a quiet one way road and with no onward chain, just moments from the town centre and its excellent range of amenities, this well-presented three-bedroom townhouse offers practical accommodation arranged over three floors, together with a private courtyard garden, garage and parking.

The property is approached via a small front garden and opens into a welcoming entrance hall, where stairs rise to the upper floors. To front of the house, a modern kitchen is fitted with a range of contemporary units, wooden work surfaces and integrated appliances, whilst the generous sitting/dining room extends across the full width of the property, with direct access to the enclosed rear courtyard garden. A cloakroom completes the ground floor accommodation.

On the first floor are two bedrooms, both benefiting from fitted wardrobes, together with a family bathroom. The principal bedroom occupies a wonderful position and provides extensive built-in storage. Arranged on the second floor is a further spacious double bedroom with fitted wardrobes and

the advantage of an en-suite shower room, creating an ideal principal suite or guest accommodation.

Outside

Outside, the enclosed rear courtyard garden has been designed for ease of maintenance and provides an attractive space for outdoor dining and entertaining. A single garage and off-road parking space further enhance the property's appeal.

Location

The house occupies a delightful setting within one of the towns most sought after and quiet town centre locations. The market town, with its impressive produce market every Wednesday and Saturday, is nestled in the heart of Suffolk. It is known for the Abbey Gardens, a ruined abbey right in the town centre. Bury is a very popular destination for locals and tourists to the area. Visit the old side of the town to see the Cathedral in all its glory, the medieval quarter of the town and the Abbey Gardens itself, or browse the newer side of the town to discover its large assortment of shops, restaurants and entertainment centres.

Directions

When proceeding along Cannon Street, turn left

- No onward chain three-bedroom townhouse
- Accommodation arranged over three floors
- Spacious sitting/dining room
- Modern fitted kitchen
- Fitted wardrobes to all bedrooms
- En-suite shower room and family bathroom
- Private enclosed courtyard garden
- Garage
- Allocated off-road parking space
- Walking distance to town centre

onto Garland Street, where the house will be found on the left hand side.

Services

Mains electricity, water and drainage. Gas fired radiator central heating.

Council Tax: West Suffolk Band: D

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

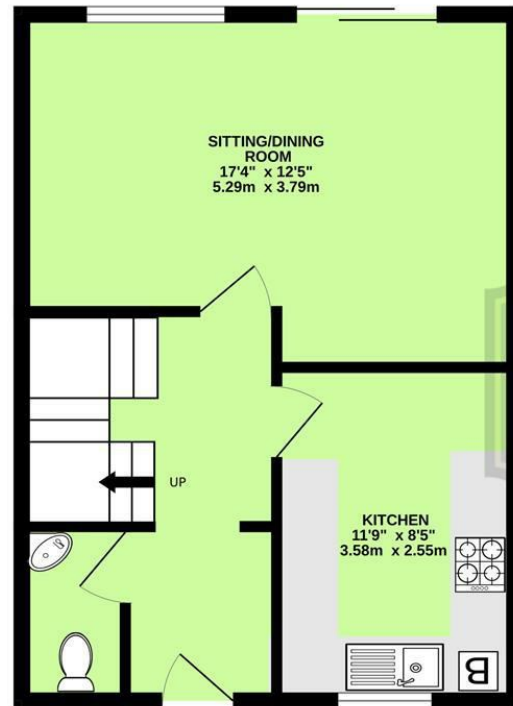
Mobile phone signal for: EE, Three and O2 (Source Ofcom)

Flood Risk: Very Low Risk

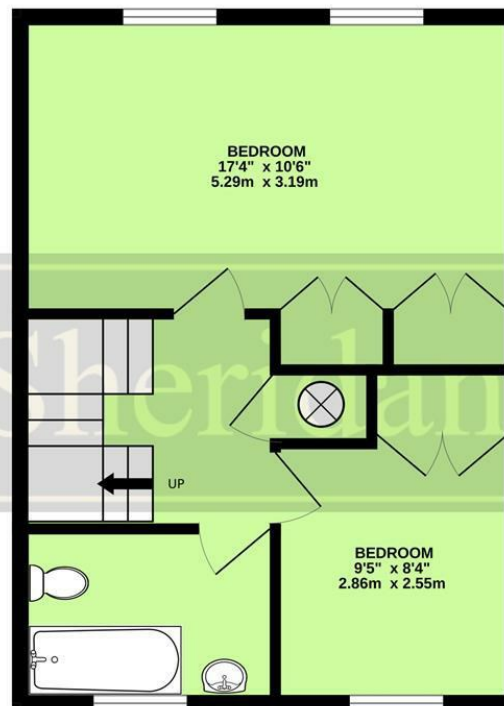
No onward chain



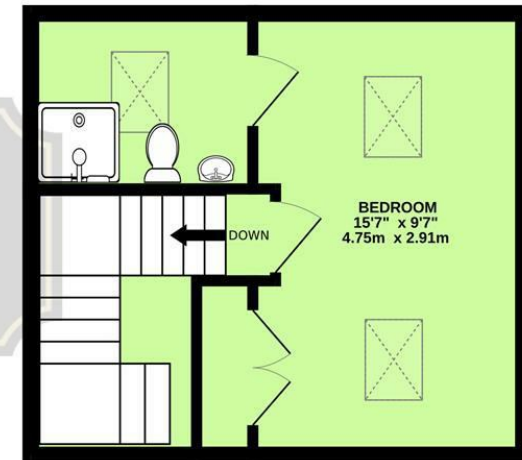
GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 1076sq.ft. (100.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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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.

Sheridans Estate Agents

Bury St. Edmunds Office
19 Langton Place,
Bury St Edmunds, IP33 1NE
Tel: 01284 700 018

Registered office: Sheridans Limited, 19 Langton Place, Bury St Edmunds, IP33 1NE

Knightsbridge London Office
45 Pont Street,
London, SW1X 0BD
Tel: 020 7629 9966

Registered in England No. 04461290
VAT Number: 794 915 378



Web: www.sheridans.ltd.uk Email: info@sheridans.ltd.uk

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