



Chalk Road North, Bury St. Edmunds

Sheridans



Chalk Road North, Bury St. Edmunds IP33 3BW

Guide Price £290,000

A charming period home situated in a sought-after location, offering well-proportioned accommodation and a generous garden. This attractive property combines character features with scope for further enhancement, making it an ideal choice for those seeking a home with potential.

The ground floor comprises a welcoming sitting room with a woodburner, creating a cosy focal point, and a separate dining room leading through to a well-fitted kitchen overlooking the garden. A useful shower room completes the ground floor.

On the first floor, there are two bedrooms, including a spacious principal bedroom, and a family bathroom.

The property also benefits from a cellar, which offers excellent potential to be tanked and converted into additional living space (subject to any necessary consents).

Outside

To the rear is a large garden, featuring a patio area

ideal for outdoor entertaining, a lawn, and a garden shed. The property enjoys side access, adding convenience for garden maintenance and storage.

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 including a Waitrose supermarket just a short walk away), and the beautiful parks, cinemas, theatres, restaurants and historic features for which the town is famously known as the 'jewel in the crown of Suffolk'.

Directions

From the town centre proceed west along Risbygate Street take the first right into Chalk Road North follow the road up and the property can be found on the right.

Services

Mains electricity, gas, drainage and water. Heating

- Gas

Council Tax: West Suffolk Band: B

- Attractive period home in a desirable location
- Sitting room with woodburner
- Dining room
- Well-fitted kitchen
- Downstairs shower room
- Two bedrooms and upstairs bathroom
- Cellar with potential for conversion
- Generous garden

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

Agents note - There is a flying freehold over the passage way (side access). The passage way has a right of use for number 80 Chalk Road North.



