



Short Brackland, Bury St. Edmunds

Sheridans



Short Brackland, Bury St. Edmunds IP33 1EL

Guide Price £350,000

Occupying an enviable position just moments from the historic town centre, this charming Victorian terrace beautifully combines period character with practical modern living. Arranged over three floors and extending to approximately 1,098 sq. ft., the property enjoys well-proportioned accommodation together with a delightful enclosed courtyard garden.

The front door takes you into a long hallway with a door that opens into a comfortable sitting room, a welcoming space featuring excellent natural light and period proportions. Beyond, the separate dining room provides an ideal setting for both everyday dining and entertaining, while the adjoining kitchen is thoughtfully arranged and overlooks the rear garden. Completing the ground floor is a useful cloakroom.

On the first floor are two generous double bedrooms, served by a spacious family bathroom fitted with both a bath and separate shower.

A particularly useful feature of the property is the heated cellar, providing valuable additional space with a variety of potential uses including a home office, hobby room, gym or storage, subject to individual requirements.

Outside

Outside, the attractive rear garden has been designed for

ease of maintenance and offers a surprisingly private setting. Established planting creates a colourful backdrop, while a seating area provides an ideal space for al fresco dining and entertaining during the warmer months. With two areas, a courtyard area and steps up to a slightly larger area. There is also a shed for extra storage. Permit parking is available.

Location

Bury St Edmunds is a picturesque, thriving market town which brings together the old and the new. The town boasts a great collection of venues for eating, drinking, shopping, and relaxing, making it a great place to live, work, visit and study.

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.

Directions

Heading away from the town centre walk along Short Brackland for approximately 150 metres where number 16 can be found on the left hand side.

- Charming Victorian terraced home
- Two double bedrooms
- Sitting room and separate dining room
- Kitchen and ground floor cloakroom
- Spacious family bathroom
- Versatile heated cellar
- Attractive enclosed rear garden
- Walking distance to the town centre
- Character features and period appeal throughout
- Approx. 1,098 sq. ft. of accommodation

Services

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

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

Agents Note

No 15 has a right of way through the garden.





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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