



Well Street, Bury St. Edmunds

Sheridans



# Well Street, Bury St. Edmunds IP33 1EQ

Guide Price £435,000

This wonderfully presented three bedroom property with a rented parking space and courtyard garden is being offered with no onward chain in one of the most sought after locations in town. A well presented, attractive, townhouse. An elegant Grade II listed townhouse believed to have been built in the early 19th century and is of traditional construction of white brick elevations under a slate roof situated in the heart of Bury St. Edmunds.

The property has the added benefit of many original features including sash windows, cornicing, and picture rails. The large entrance hall with solid oak flooring which provides access to the sitting room which has an attractive fireplace with marble surround. The ground floor also comprises a good sized kitchen/breakfast room with a range of wall and base units to and includes an integrated dishwasher. From the kitchen there is access to the courtyard garden via a pair of French doors. There is also a useful cloakroom on the ground floor.

From the entrance hall a staircase leads down to the study/bedroom which provides space for a variety of uses. A second staircase leads up to the first floor landing where access is given to two bedrooms and a bathroom. A further staircase from the landing leads up to an additional bedroom with storage.

## Outside

There is a walled courtyard garden enjoying a great deal of privacy, with side gate giving pedestrian access to the rented parking space.

## Location

Well Street is rightly regarded as one of the finest addresses in Bury St Edmunds. The house occupies an imposing position on the east side of the street and sits within a conservation area. Well Street is a particularly popular address and features a pleasing mix of Georgian and Victorian housing with elegant villas and town houses. Well Street is within easy walking distance of the town centre of Bury St Edmunds. 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

From the top of Brentgovel Street proceed into Well Street where the property will be found on your right hand side.

3 What Words [///skirting.outgrown.geology](http://skirting.outgrown.geology)

## Services

- Attractive spacious period home with high ceilings.
- Three bedrooms
- Rear aspect kitchen/breakfast room
- Front aspect sitting room with a bay window
- Accommodation spanning four floors
- Rear courtyard garden
- Rented parking space
- CHAIN FREE

Mains electricity, water and drainage. Gas fired central heating

No onward chain.

Council Tax: West Suffolk Band: C

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

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

Flood Risk: Very Low Risk





TOTAL FLOOR AREA : 1459 sq.ft. (135.5 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**

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