**Southgate Street, Bury St. Edmunds**

Sheridans

# Southgate Street, Bury St. Edmunds IP33 2BJ

# Guide Price £210,000

An exciting opportunity to acquire a charming Victorian residence dating from circa 1899, offering a wealth of period features and outstanding scope for sympathetic updating and renovation. Having remained in the same family ownership since construction and never before offered to the open market, this attractive red brick home presents a rare chance to secure a property rich in history and character. The house retains many original features synonymous with the era, including high ceilings, decorative fireplaces and original sash windows, all contributing to its timeless appeal.

The accommodation is arranged over two floors and briefly comprises a welcoming entrance hall with staircase rising to the first floor. The sitting room is a bright and inviting space, centred around a charming fireplace with carved wooden surround and inset wood-burning stove with door giving access to the unconverted cellar. A second reception room, currently utilised as a dining/family room, features a further period fireplace and front-facing window, creating a warm and versatile living space.

To the rear, the kitchen is fitted with a range of storage units and work preparation surfaces, with space for a slot-in cooker and additional appliances. A door leads directly to the garden, offering convenient access to the outdoor space.

On the first floor, the principal bedroom spans the full width of the property and benefits from two original sash windows, a useful storage alcove and a decorative cast iron fireplace. The second bedroom is a well-proportioned double room overlooking the rear garden, complete with built-in cupboard and another attractive fireplace. The generous family bathroom enjoys a dual aspect and is fitted with a bath, wash hand basin, WC, separate shower cubicle and airing cupboard.

The property further benefits from an unconverted cellar arranged in two sections, currently in a raw state, offering excellent potential for storage or potential development, subject to the necessary consents.
Overall, the property offers an exceptional opportunity for a discerning purchaser to update and enhance a period home, carefully blending modern living with its retained Victorian character, subject to the usual consents associated within the conservation area setting. Situated within a desirable conservation area, the property enjoys a convenient location within easy reach of the town centre, a range of local amenities, West Suffolk Hospital, and excellent transport links via the A14. Viewing is highly recommended to appreciate the potential and charm this unique home has to offer.

Outside
Outside, to the rear of the property, is a good sized south west facing garden, which is fully enclosed and enjoys pedestrian access through to Beech Rise. The garden is mainly laid to lawn and stocked with an abundance of mature shrubs and plants, creating a private and enjoyable outdoor setting.

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 entering Bury St Edmunds along Southgate Street from the direction of the A14/ Southgate Roundabout, the house will be found on the left-hand side.

3 What Words ///stun.muddle.dried

Services
Mains electric, water/drains (rateable) are connected. Gas has been capped off. Electric heating.
Council tax band: B - West Suffolk
Broadband speed: Up to 1800 mbps available (Source Ofcom)

- Host of period features
- Exciting opportunity to update/renovate
- Two reception rooms
- Double bedrooms
- Upstairs bathroom
- Unconverted cellar
- South West facing garden
- Easy access to town centre, West Suffolk Hospital & A14

Mobile phone signal for: EE, Three and O2 (Source Ofcom)
Flood Risk: Very Low Risk
Please note there is pedestrian access to Beech Rise - no right of way is granted to neighbouring properties across this 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**

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

**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

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

The Property Ombudsman

Sheridans