Well Street, Bury St. Edmunds

Sheridans

Well Street, Bury St. Edmunds IP33 1EQ

Guide Price £410,000

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
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.

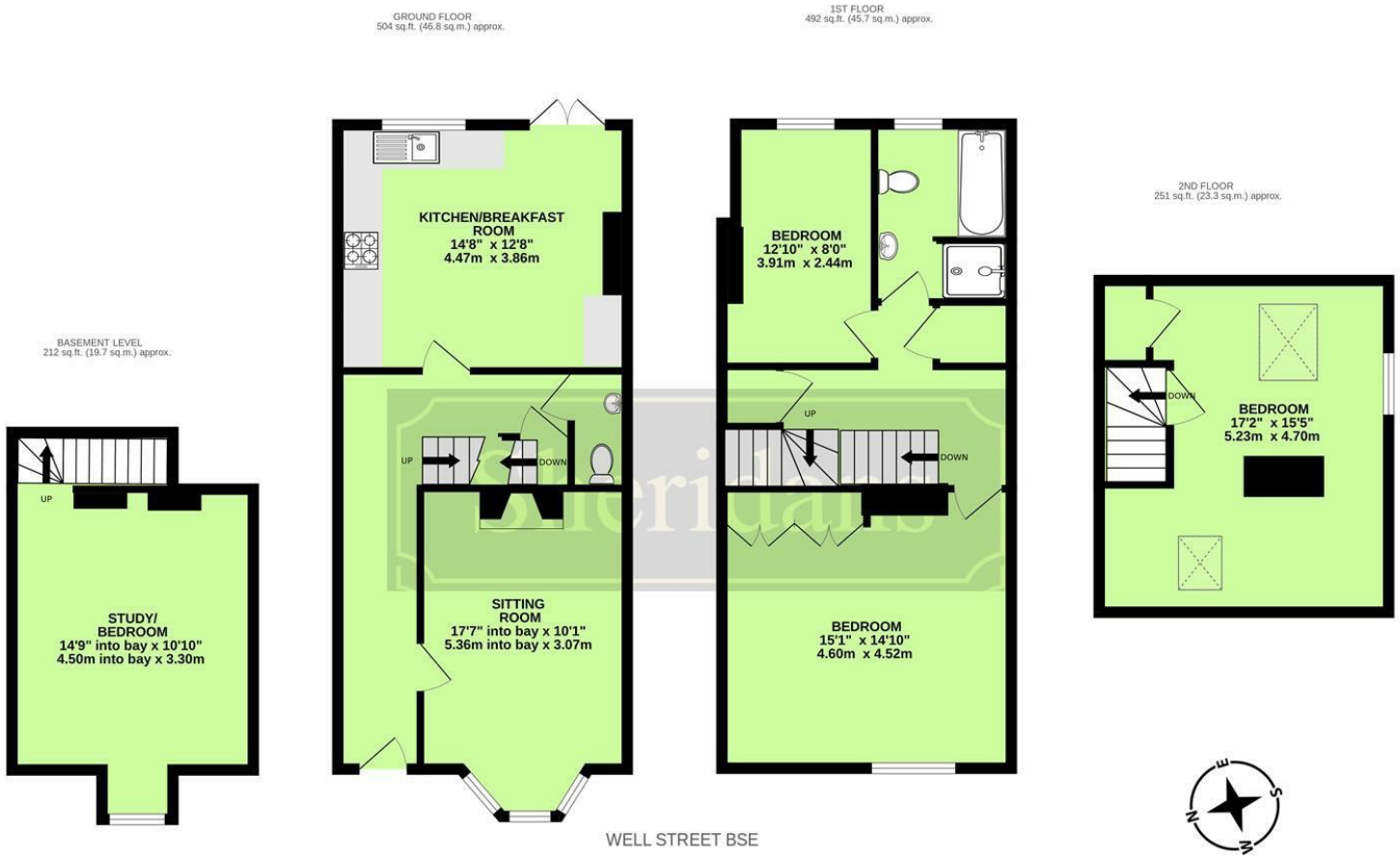
The town benefits from excellent schooling, a strong community atmosphere and superb transport links, with easy access to Cambridge, Ipswich and beyond via the A14, as well as regular rail services.

Directions
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

- 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 and permit parking
- CHAIN FREE

Services
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.

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