Old Stable Yard, Bury St Edmunds

Sheridans

Old Stable Yard, Bury St Edmunds IP33 1SU

Guide Price £335,000

Occupying an enviable position within a charming courtyard setting close to the heart of Bury St Edmunds, this attractive three-bedroom townhouse is in excellent decorative order offers well-balanced accommodation arranged over three floors, together with private parking and an enclosed rear corner garden which offers a good degree of privacy.

The ground floor is centred around a generously proportioned sitting room, an impressive light-filled space with French doors opening directly onto the rear garden, creating an excellent connection between indoor and outdoor living. A well-appointed kitchen sits to the front of the property, whilst a convenient cloakroom completes the ground floor.

On the first floor are two well-proportioned double bedrooms served by a family bathroom. The second floor is dedicated to an impressive principal bedroom suite, offering excellent levels of privacy and space, together with the added convenience of an en-suite shower room.

Outside
Outside, the property benefits from allocated off-road parking to the front. The rear garden is fully enclosed and has been thoughtfully designed for ease of maintenance, featuring a generous paved terrace ideal for entertaining, together with an attractive raised planted border and an area of lawn. The property has allocated parking as well.

Location
An exclusive development of nine modern townhouses tucked away in a quiet convenient location which is just minutes' walk of the town centre, restaurants, theatre and other fine attractions Bury St Edmunds has to offer.

Bury St Edmunds is a picturesque, thriving market town which brings together the old and the new. The town benefits from 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 and the ruins of the Abbey of St Edmund. 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 and the Abbey Ruins themselves, or browse the newer side of the town to discover its large assortment of shops, restaurants and entertainment centres.

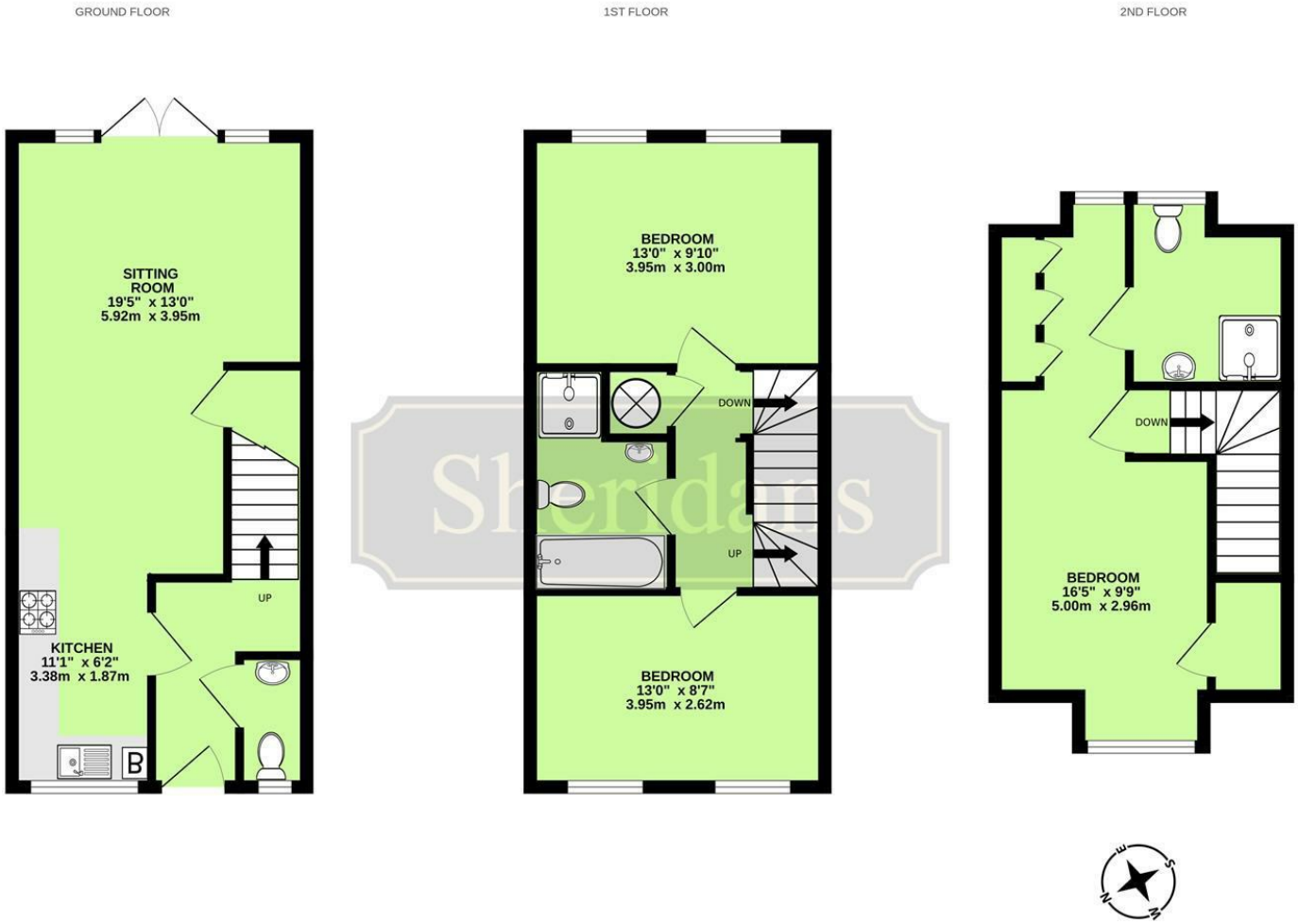
Directions
From St Andrew's Street North, left into Peckham St and immediately first right into Old Stable Yard.

3 What Words ///cupboards.tropic.shining

Services

- Five minutes walk to the town
- Attractive three-bedroom townhouse arranged over three floors
- Three double bedrooms
- Ensuite to spacious master bedroom
- Main bathroom with bath and shower
- Underfloor heating on ground floor
- Lovely private low maintenance garden
- Allocated parking
- No onward chain

Mains water, electricity, gas and drainage.
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: Very Low Risk (Source gov.uk)



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

Knightsbridge London Office
45 Pont Street,
London, SW1X 0BD
Tel: 020 7629 9966

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