Victoria Street, Bury St. Edmunds

Sheridans

Victoria Street, Bury St. Edmunds IP33 3BB

Guide Price £345,000

Occupying a highly regarded position within the heart of Bury St Edmunds, this attractive Victorian property offers an exciting opportunity to acquire a charming period home with fantastic potential to improve and extend. It has generously proportioned accommodation extending to approximately 1,484 square feet and certainly has scope to add considerable value with investment.

Behind the handsome brick façade, the property retains a wealth of character and offers scope for a prospective purchaser to update and personalise to their own taste. The accommodation is arranged over three levels and includes a welcoming entrance hall, a bright sitting room featuring an attractive bay window, and a spacious dining room creating an excellent space for entertaining and family living. The kitchen is complemented by a useful walk-in pantry and opens through to a delightful sun room overlooking the rear garden. A cloakroom completes the ground floor accommodation.

Of particular note is the extensive workshop and adjoining store, providing a variety of potential uses, together with a substantial cellar which offers excellent storage.

On the first floor are three well-proportioned bedrooms, all served by a family bathroom. The principal bedrooms enjoy generous dimensions in keeping with the property's Victorian heritage.

Outside

Outside, the enclosed rear garden has been designed with ease of maintenance in mind and enjoys a mixture of shingle and paved seating areas, complemented by established planting, mature shrubs and attractive raised beds. The garden provides a private setting in which to relax whilst enjoying a surprising degree of seclusion for such a central location. Street permit parking is available.

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.

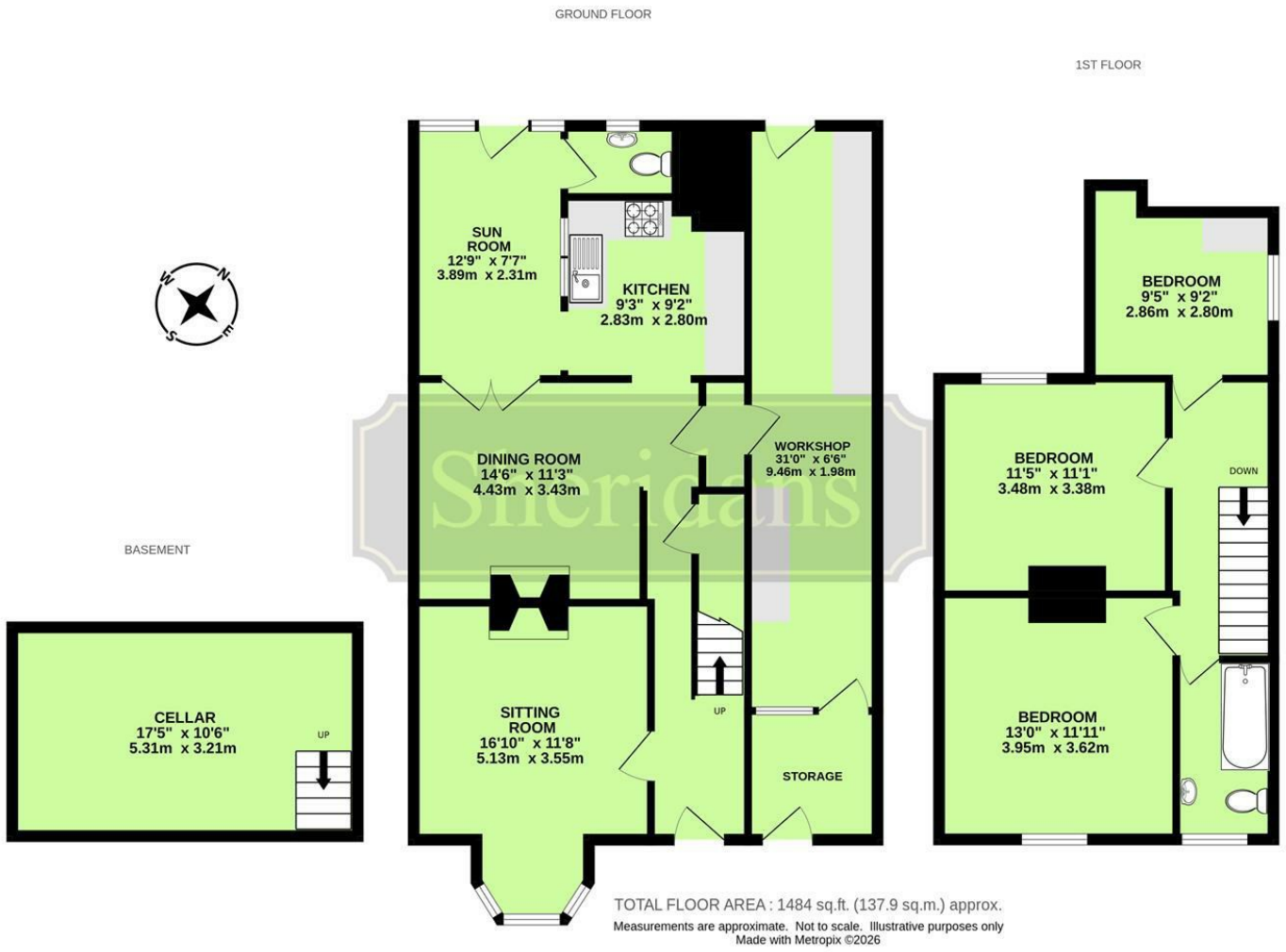
Directions

From the town centre proceed west along Risbygate Street and straight over the roundabout onto Out Risbygate Street. Take the 2nd turning on the left (Victoria Street).

Services

- No Onward Chain
- Attractive Victorian town house in a sought-after town centre location
- Three well-proportioned bedrooms arranged over the first floor
- Elegant sitting room with attractive bay window
- Spacious dining room ideal for entertaining and family living
- Kitchen with useful walk-in pantry and adjoining sun room
- Extensive workshop and separate store offering excellent versatility
- Generous cellar providing valuable storage space
- Enclosed rear garden with patio seating areas and established planting
- Conveniently situated within walking distance of Bury St Edmunds town centre amenities and train station

Mains electricity, gas, drainage and water. Gas fired central heating.
The property is in a conservation area.
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



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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The Property Ombudsman

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