Garland Street, Bury St. Edmunds

Sheridans

Garland Street, Bury St. Edmunds IP33 1HB

Offers Over £325,000

Modern three storey town centre house with parking and garage!..... Situated in the heart of Bury St Edmunds along a quiet one way road and with no onward chain, just moments from the town centre and its excellent range of amenities, this well-presented three-bedroom townhouse offers practical accommodation arranged over three floors, together with a private courtyard garden, garage and parking.

The property is approached via a small front garden and opens into a welcoming entrance hall, where stairs rise to the upper floors. To front of the house, a modern kitchen is fitted with a range of contemporary units, wooden work surfaces and integrated appliances, whilst the generous sitting/dining room extends across the full width of the property, with direct access to the enclosed rear courtyard garden. A cloakroom completes the ground floor accommodation.

On the first floor are two bedrooms, both benefiting from fitted wardrobes, together with a family bathroom. The principal bedroom occupies a wonderful position and provides extensive built-in storage. Arranged on the second floor is a further spacious double bedroom with fitted wardrobes and the advantage of an en-suite shower room, creating an ideal principal suite or guest accommodation.

Outside
Outside, the enclosed rear courtyard garden has been designed for ease of maintenance and provides an attractive space for outdoor dining and entertaining. A single garage and off-road parking space further enhance the property's appeal.

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.

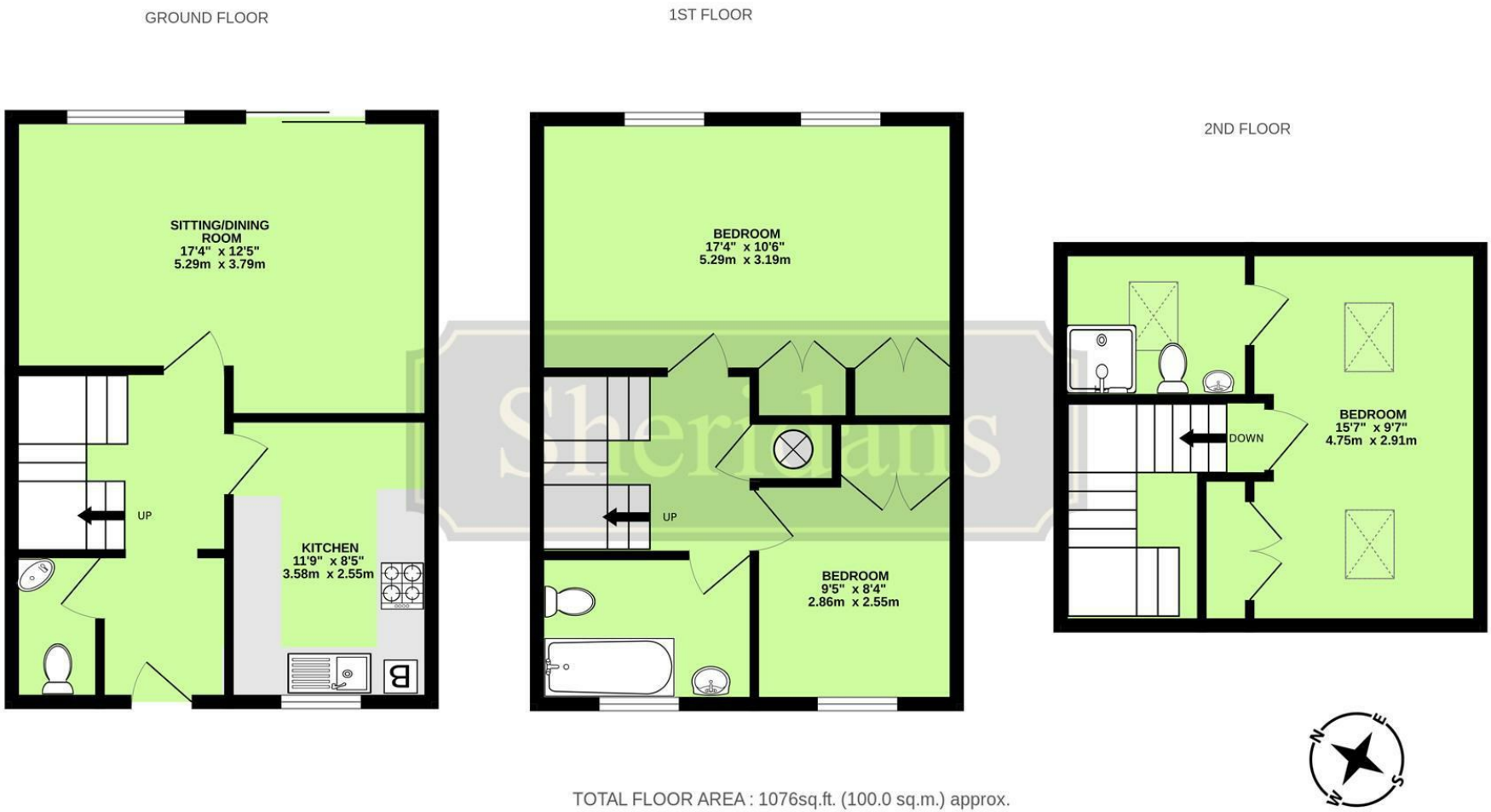
The town benefits from excellent schooling, a strong community atmosphere and superb transport links, with easy access to Cambridge, Ipswich and beyond via the A14, as well as regular rail services.

Directions
When proceeding along Cannon Street, turn left onto Garland Street, where the house will be found on the left hand side.

Services

- No onward chain three-bedroom townhouse
- Accommodation arranged over three floors
- Spacious sitting/dining room
- Modern fitted kitchen
- Fitted wardrobes to all bedrooms
- En-suite shower room and family bathroom
- Private enclosed courtyard garden
- Garage
- Allocated off-road parking space
- Walking distance to town centre

Mains electricity, water and drainage. Gas fired radiator central heating.
Council Tax: West Suffolk Band: D
Broadband speed: Up to 1800 mbps available (Source Ofcom)
Mobile phone signal for: EE, Three and O2 (Source Ofcom)
Flood Risk: Very Low Risk
No onward chain



TOTAL FLOOR AREA : 1076sq.ft. (100.0 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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The Property Ombudsman

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