Out Risbygate, Bury St Edmunds

Sheridans

Out Risbygate, Bury St Edmunds IP33 3RJ

Guide Price £295,000

Occupying a highly desirable position within easy walking distance of the town centre with a good sized rear garden, this charming Victorian terrace offers a wonderful blend of period character with great potential for improvement and/or extension.

The property is approached via a traditional front garden, with an attractive façade that complements the surrounding row of handsome period homes. Inside, the accommodation extends to over 1,000 sq.ft. arranged over three levels.

The sitting room enjoys excellent natural light from a striking bay window and features a fireplace as its focal point, creating a warm and inviting space in which to relax. To the rear, the house opens beautifully into a spacious kitchen/dining/family room. Measuring over 23ft in length, this open-plan space provides ample room for cooking, dining and entertaining, with direct access to the rear courtyard garden. A useful downstairs bathroom completes the ground floor accommodation.

On the first floor are two generously proportioned double bedrooms, both retaining period charm with feature fireplaces. The principal bedroom benefits from an adjoining en-suite whilst a well-appointed family bathroom serves the remaining accommodation.

A particular feature of the property is the substantial cellar, providing excellent storage and offering further potential, subject to any necessary consents.

Outside
Outside, the enclosed rear courtyard creates a private and low-maintenance outdoor retreat, ideal for al fresco dining and summer entertaining. Permit parking available for the college carpark.

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.

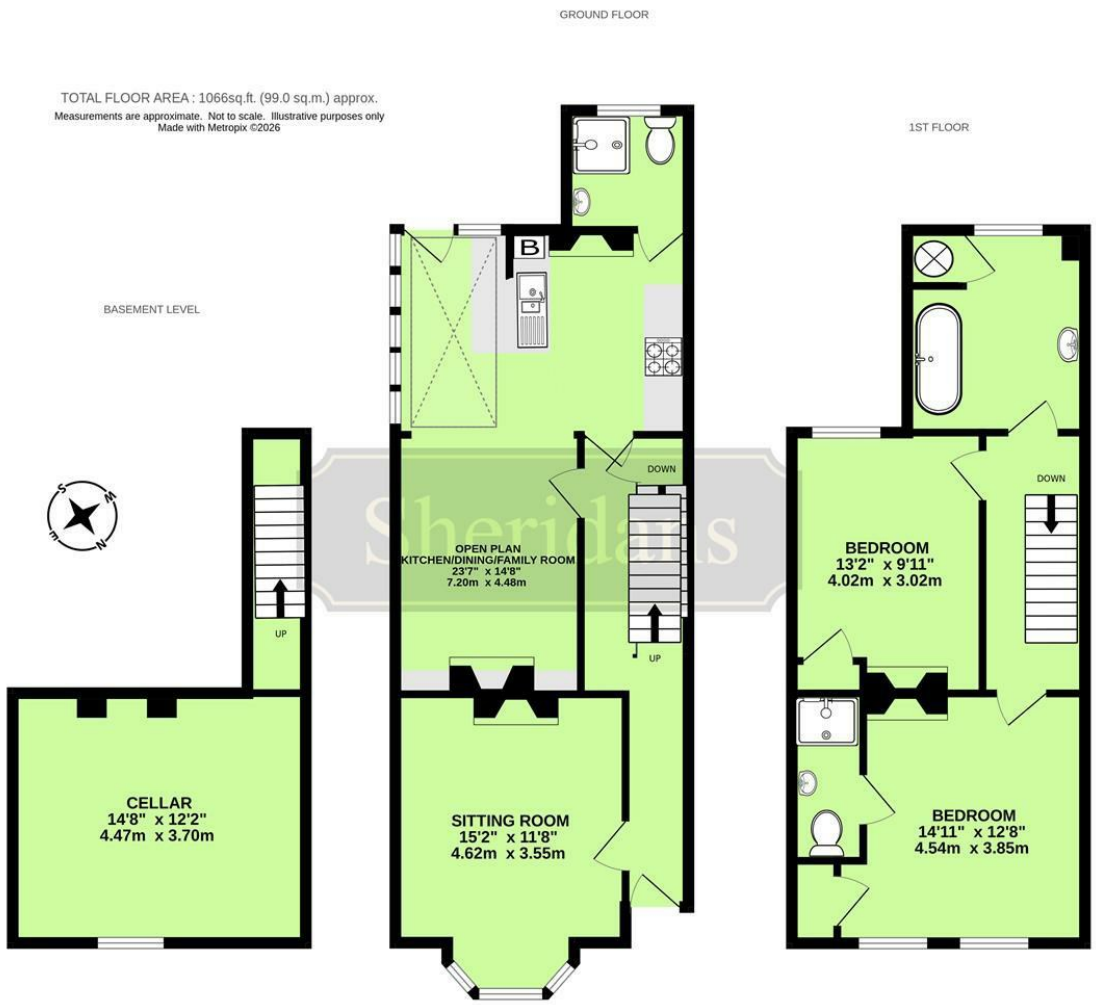
The town benefits from excellent schooling, a strong community atmosphere and superb transport links, with easy access to Cambridge, Ipswich and beyond via the A14, as well as regular rail services.

Directions
From the town centre proceed west along Risbygate Street and straight over the roundabout onto Out Risbygate Street, where the house will be found on the left hand side.

3 What Words///noting.coughed.honeybees

- Prime location close to the town centre
- Attractive Victorian terrace with period detailing
- Sitting room with bay window and feature fireplace
- Superb 23ft open-plan kitchen/dining/family room
- Ensuite to bedroom two
- Two double bedrooms
- Family bathroom, downstairs shower room
- Large cellar providing excellent storage
- Good sized south facing garden
- No onward chain

Services
All mains services are connected.
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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