



Churchgate Street, Bury St. Edmunds

Sheridans



A charming period town house with great potential to improve occupying a highly convenient position in the heart of the historic town centre, within easy walking distance of the Abbey Gardens, Arc Shopping Centre and an excellent range of independent shops, restaurants and amenities.

This attractive two-bedroom property offers characterful accommodation arranged over three floors and would be ideal for first-time buyers, downsizers, investors or those seeking a convenient town centre base.

The ground floor comprises a welcoming sitting room with a separate dining room beyond, creating well-defined yet sociable living spaces. To the rear of the house is a fitted kitchen with access to a private courtyard area. A useful cellar provides excellent storage and offers potential for a variety of uses.

On the first floor are two bedrooms, together with a bathroom fitted with a white suite.

Outside

Outside, the property benefits from a low-maintenance courtyard. Properties in this central

location are always in strong demand and an early viewing is highly recommended. There is street parking 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 Angel Hill, proceed south along Crown Street and turn right opposite the Norman Tower into Churchgate Street, where number 62 will be found at the top on the left.

Services

- Charming period town house in the heart of the grid
- Prime town centre location
- Sitting room
- Separate dining room
- Fitted kitchen
- Two first-floor bedrooms
- Family bathroom
- Large cellar/storeroom
- Private courtyard
- No onward chain

Services Mains water, electricity, gas and drainage.

Council Tax - West Suffolk -Band B

EPC Rating: C

Broadband speed: Up to 1000 mbps available (Source Ofcom)

Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)

Flood Risk: No Risk

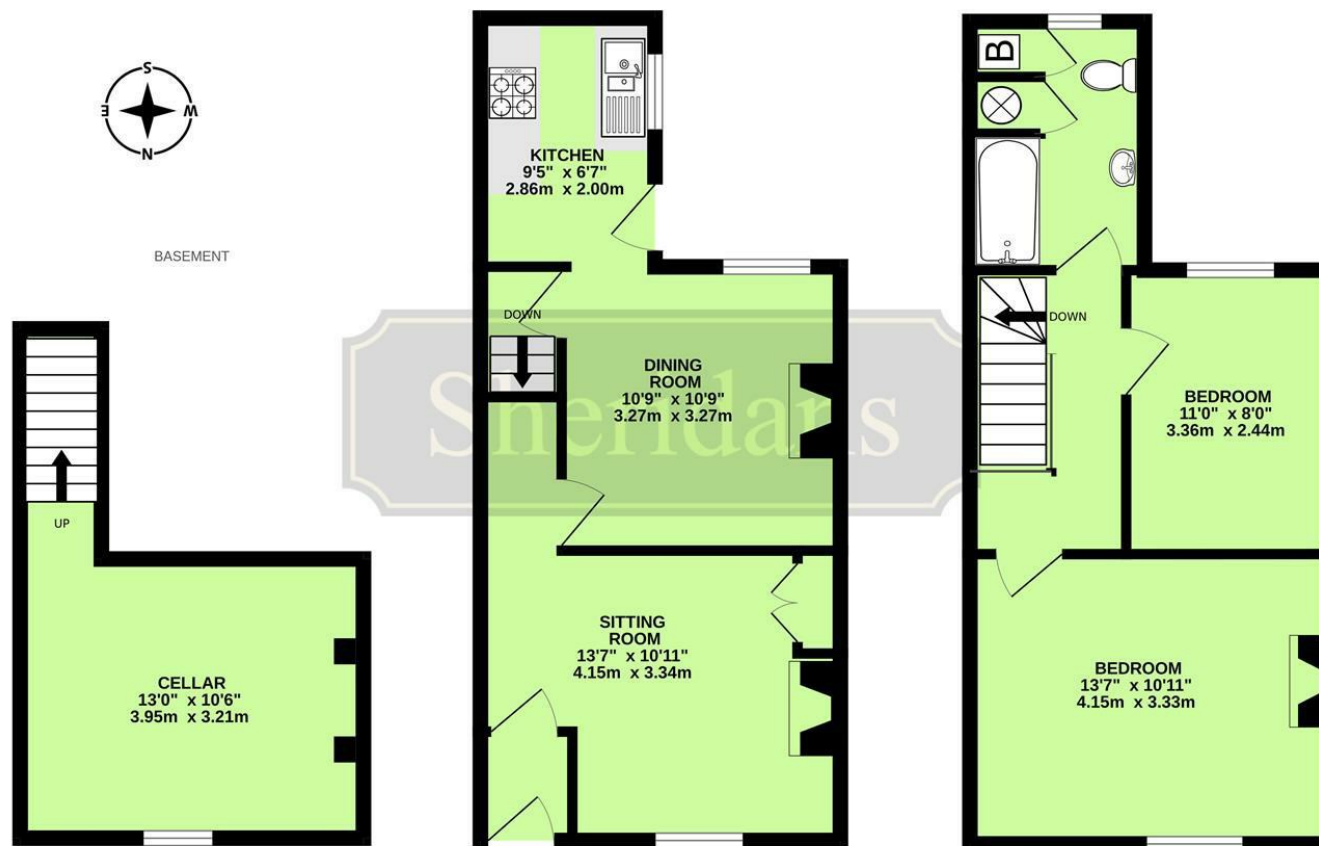
The property is in a conservation area.



TOTAL FLOOR AREA : 689sq.ft. (64.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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GROUND FLOOR

1ST FLOOR



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

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