



**Bulrush Crescent, Bury St. Edmunds**

**Sheridans**







## Bulrush Crescent, Bury St. Edmunds IP33 3ZE

Guide Price £250,000

Offered with no onward chain, this modern two-bedroom terraced house enjoys views over grassland in the popular Tayfen Meadow Development, located only a short walk from the town centre. Tastefully decorated throughout, the accommodation includes a large sitting room with doors opening to the rear garden, a kitchen and downstairs cloakroom, two bedrooms, and a master en-suite. The enclosed rear garden has rear access to an off-street parking space.

This house has a pleasant ambience with a lovely position within the development. We thoroughly recommend an early viewing to appreciate the accommodation and lifestyle on offer.

### Outside

The property benefits from a decked area with a patio path leading to a shed. There is rear gated access to a parking space.

### Location

The property is perfectly situated in a quiet area within walking distance of the historic town centre. It is close to well-regarded schools and sports facilities, uniquely independent shops (as well as

popular high street stores, including a Waitrose supermarket and a Marks and Spencer food hall), beautiful parks, cinemas, theatres, and the restaurants for which the town is famously known as the 'jewel in the crown of Suffolk'. The house is close to everything that gives Bury its distinct reputation for bringing together the best of old and new, with its rich history and broad range of venues for dining, shopping, and relaxing. The town is renowned for its beautiful cathedral and for the leafy, floral Abbey Gardens with their impressive medieval ruins, all just a short stroll from the colourful boutiques and café culture of the town centre.

### Directions

From the town centre proceed west along Risbygate Street, turning right at the roundabout onto Tafen Road. Follow the road past the Fire Station and take the next turning on the left. Follow the road and turn right onto Tafen Meadows and Fen Way. Bear right into Bulrush Crescent.

### Services

Mains electricity, water and drainage. Gasfired radiator central heating.

- No Onward Chain
- Two bedroom
- Modern property
- Rear garden
- Close to the town centre
- Downstairs cloakroom
- En-suite to master
- Allocated parking space

Council Tax: West Suffolk Band: B

Broadband speed: Up to 1800 mbps available (Source Ofcom)

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

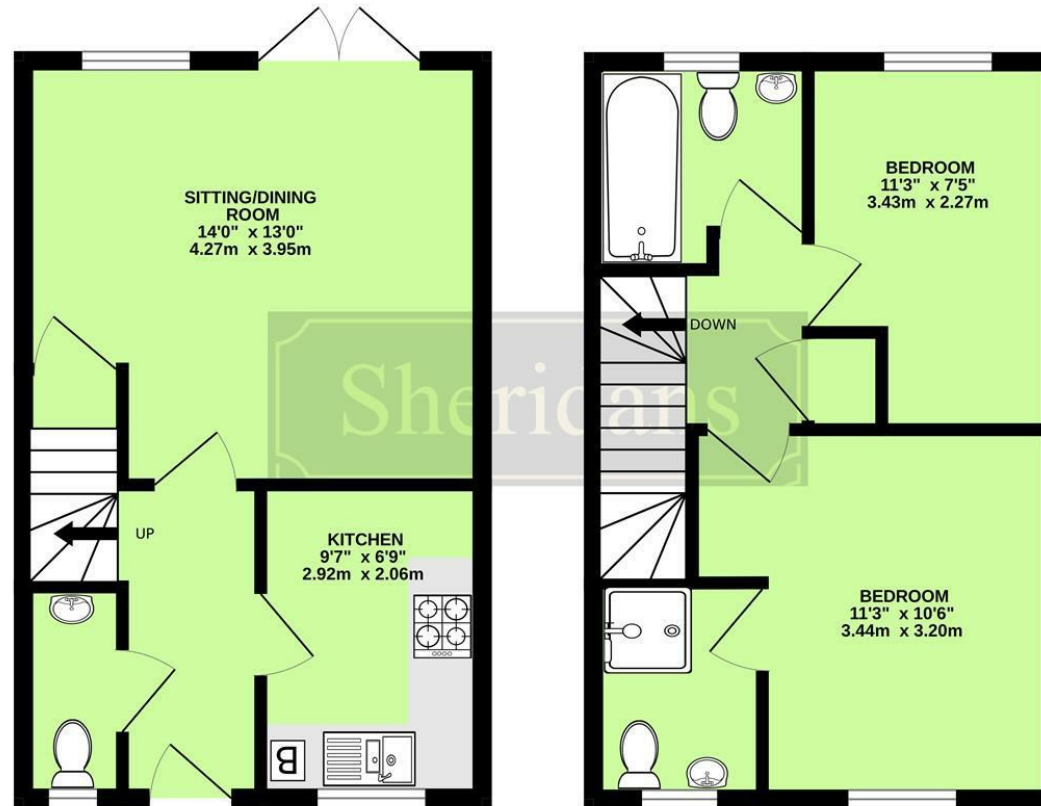
Flood Risk: Low Risk (Source Gov.uk)



## GROUND FLOOR

## 1ST FLOOR

TOTAL FLOOR AREA : 667sq.ft. (62.0 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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