



Blomfield Street, Bury St. Edmunds

Sheridans



Being presented to a high standard by the current Vendors is this delightful and spacious two bedroomed period property with two reception rooms and a basement level, situated in a highly sought after non-estate location. We believe that an early viewing in order to appreciate the lifestyle and location on offer is highly recommended.

Accommodation in brief is as follows: Entrance into the property via the front door into a spacious front aspect sitting room with a feature central fireplace. Beyond the sitting room is the dining room which again is a well-proportioned room which benefits from a fireplace and also accesses the basement. The stylish kitchen has been newly fitted and features oak work surfaces as well as a good range of built-in appliances. Beyond the kitchen there is a tastefully fitted downstairs shower room with a suite comprising of a shower cubicle, wash hand basin and low level WC.

On the first floor there are two good sized doubles with one being front aspect and bedroom two being to the rear and benefitting from an en-suite bathroom. The bathroom is an impressive feature of this home as it is generously proportioned allowing a separate bath and shower cubicle as well as a wash hand basin, heated towel rail and low level WC.

Outside

To the rear of the house the garden is mainly laid to slab allowing for ease of maintenance. The garden faces due south thus providing a wonderful sunny outdoor space for entertaining friends and family.

Location

The property enjoys a convenient location within a short walk of the town centre and train station as well as the excellent range of schooling, shopping, recreational and cultural facilities historic Bury St Edmunds has to offer. Bury St Edmunds is a picturesque, thriving market town which brings together the old and the new. The town boasts a great collection of venues for eating, drinking, shopping, and relaxing, making it a great place to live, work, visit and study. The market town, with its impressive produce market every Wednesday and Saturday, is nestled in the heart of Suffolk and is a very popular destination for locals and tourists to the area.

Directions

Leaving the town centre via St Andrews Street North after approximately two hundred yards turn left into Bishops Road and follow the road around to the right as it flows into Blomfield Street. The property can be found on the right-hand side.

<https://what3words.com/fruitcake.game.travels>

- Beautifully presented town property
- Two refitted bathrooms
- Stylish refitted kitchen
- Sitting room
- Dining room
- Cellar
- South facing rear garden
- No onward chain

Services

Mains electricity, gas, drainage and water. Heating - Gas Combi boiler

Council Tax: West Suffolk Band: B

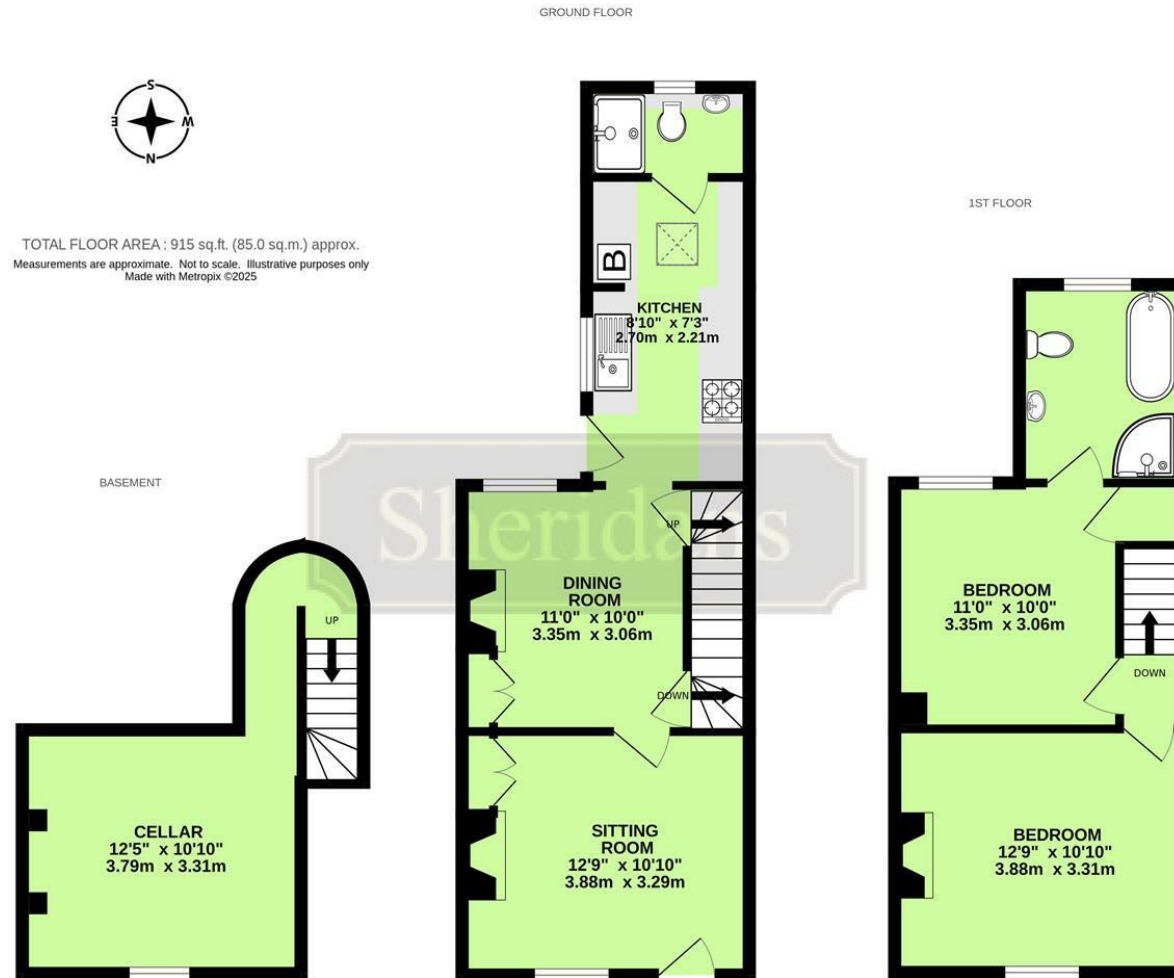
Broadband speed: Up to 1800 mbps available (Source Ofcom)

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

Flood Risk: Surface Water - High. Rivers & The Sea - Very Low Risk.

No onward chain.





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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