



College Street, Bury St. Edmunds

Sheridans



This charming Grade II Listed period town house has excellent potential for improvement and displays some delightful features, complemented by a good sized garden laid mainly to lawn whilst enjoying a town centre setting.

The accommodation in brief is as follows: Entrance into the property via the front door into the welcoming front aspect open plan sitting room through to the dining room. Beyond the dining room is a galley style kitchen with a range of built-in appliances and storage units.

On the first floor there are two bedrooms with one being front aspect and the other being rear aspect overlooking the garden.

### Location

The property is perfectly situated in the much sought after medieval grid in the heart of the historic town centre. It is close to well-regarded schools and sports facilities, and uniquely independent shops (as well as well known high street stores, and including a Waitrose supermarket and Marks and Spencer food hall), the beautiful Abbey gardens, cinemas, theatres and 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 its broad range of venues for dining, shopping and relaxing. These include an impressive fresh produce market every Wednesday and Saturday. The town is renowned for its beautiful Cathedral and for the leafy and floral Abbey Gardens with its impressive medieval ruins, all just a short stroll down from the colourful boutiques and cafe culture of the town centre.

It is easy to see why people want to settle in Bury and make it their home. This property is close to the excellent rail and road networks which make London and Cambridge easily commutable, along with giving access to the fine range of town, country and coastal destinations of East Anglia. Additionally, for international destinations, Stansted Airport is only about an hour's door-to-door journey from the house.

### Directions

When entering Bury St Edmunds from the direction of Westgate Street, turn left into College Street, where the property will be found on the right-hand side.  
<https://what3words.com/bottom.samplers.placidly>

### Services

Mains electricity, gas, drainage and water. Heating -



- Sought after town centre location in the medieval grid
- Two bedrooms
- Open plan sitting room and dining room
- Galley style kitchen
- Downstairs bathroom
- Pleasant rear garden laid mainly to lawn
- No onward chain

Gas fired radiators.

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)

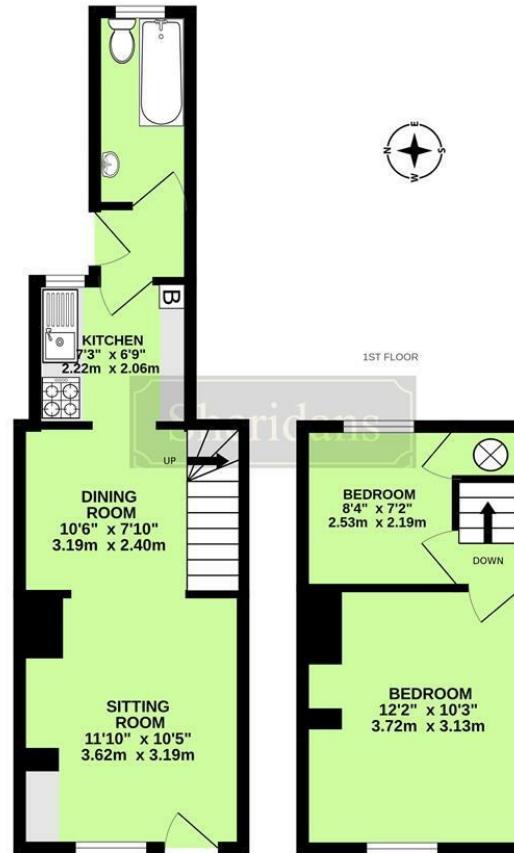
Flood Risk: Surface Water - Low Risk. Rivers & The Sea - Very Low Risk

Grade II Listed.

No onward chain.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services and equipment shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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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