



Minden Drive, Bury St. Edmunds

Sheridans



Untouched detached 3 bedroom house offering tremendous potential on generous plot in one of the towns favorite settings. All in just over .15 of an acre (s.t.s).

Understood to have been built in 1956 of traditional brick construction beneath a tiled roof-line, this detached 3 bedroom house offers enormous potential to improve and extend (subject to planning permission) whilst standing on a generous plot, situated within a sought after location on the much favoured west side of Bury St Edmunds.

The accommodation requires total renovation and currently in brief comprises an entrance hall with stairs off to first floor and door to the sitting room with bay window to front. There is a separate dining room and unfitted kitchen. On the first floor are three bedrooms and bathroom completing the accommodation.

Outside

To the front of the house are areas of gardens and driveway providing vehicle parking. Side access with integral brick built store leads to the generous well stocked rear gardens being mostly laid to lawn and extending in all to about .15 of an acre (s.t.s).

Location

The house enjoys a delightful town edge setting in a quiet close within generous gardens. 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. It is known for the Abbey Gardens, a ruined abbey right in the town centre. Bury is a very popular destination for locals and tourists to the area. Visit the old side of the town to see the Cathedral in all its glory, the medieval quarter of the town and the Abbey Gardens itself, or browse the newer side of the town to discover its large assortment of shops, restaurants and entertainment centres.

Directions

From the town centre, proceed west along Kings Road and into Queens Road. Proceed straight across the crossroads into Westbury Avenue, take the second right into Gainsborough Road and then first left into Minden Drive, where the property is on the right. what3words: //ranted.nets.uncle

- Renovation opportunity
- Great potential to improve/extend (subject to planning permission)
- Generous gardens
- Off road parking
- Sought after town location
- Sitting room
- Dining room
- Kitchen (not fitted)
- 3 bedrooms
- Bathroom

Services

Mains water, drainage and electricity are connected (however not tested). No heating.

Council Tax: West Suffolk Band: E

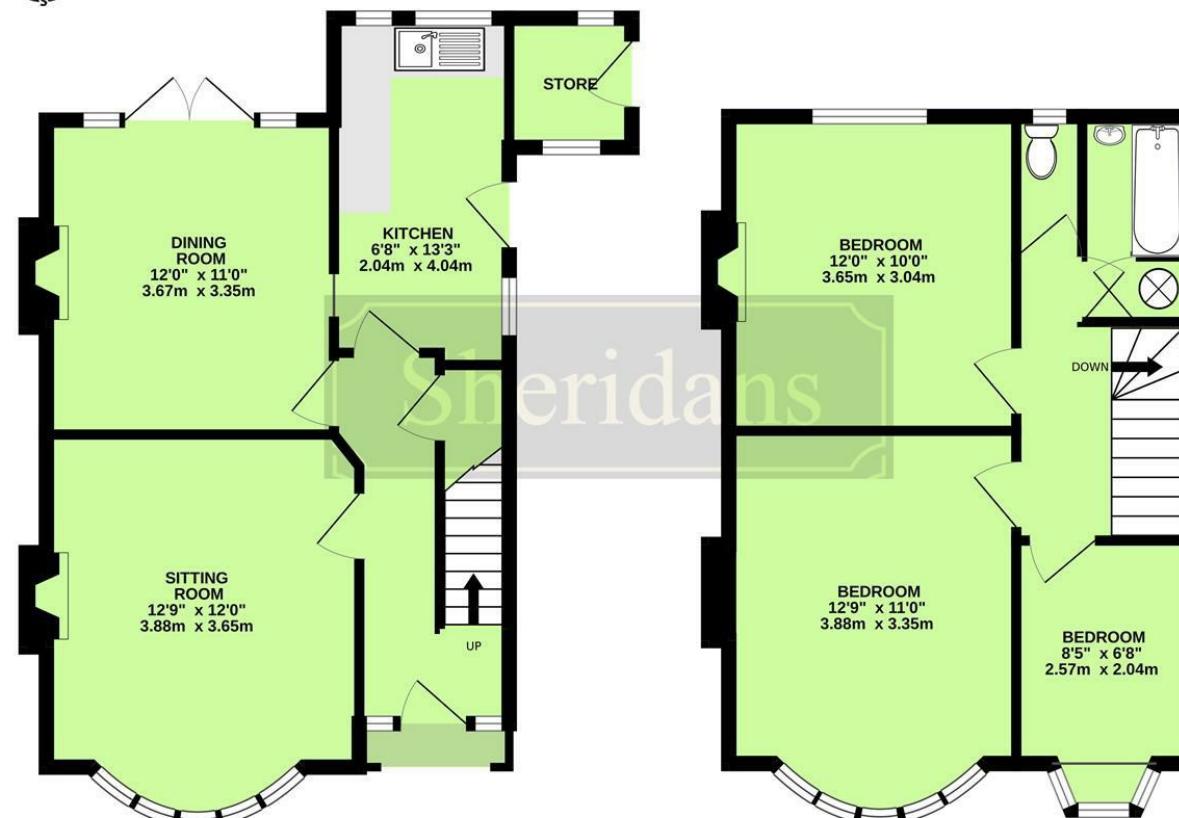
Broadband speed: Up to 1000 mbps available (Source Ofcom)

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

Flood Risk: No Risk



GROUND 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.

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