



York Road, Bury St. Edmunds

Sheridans



York Road, Bury St. Edmunds IP33 3EE

Guide Price £330,000

A beautifully presented Victorian terraced property situated in a sought after tree lined road on the west side within walking distance of the town centre. The property has been recently re-decorated and offers the charm of a character property whilst being in excellent condition.

The accommodation in brief is as follows: Enter the property into the sitting room with a front aspect sash window and feature fireplace with one side having the benefits of a built in storage unit with shelving. Door to inner hallways with stairs to the first floor and further family room.

The well proportioned family room has a large sash window looking onto the courtyard garden and fireplace with built in units either side. The galley style kitchen has a good range of eye and base level units as well as space for appliances. Beyond the kitchen there is another reception room which could be used as a dining room or office. The room is rear aspect, overlooking and opening out onto the low maintenance rear garden.

There are currently two bedrooms on the first floor, with the master bedroom benefitting from built in cupboards next to a Victorian cast iron fireplace and a large front aspect sash window flooding light into the space. The second bedroom has a rear aspect window with feature cast iron fireplace with fitted cupboards. The spacious rear aspect bathroom has a light and airy feel and includes a matching white suite with a full bath with shower attachment and screen.

Outside

To the front of the property there is a low brick wall with cast iron

gate opening to Victorian style tiled pathway leading to front door. The rest of the front garden is gravel stone with beautiful shrubs. The side courtyard which is only accessed via the kitchen; and the rear garden has a raised rear terrace with steps leading down to the garden which is easy maintenance with gravel stone with a further terraced and decking area, a side path which is ideal for storage of bins, etc., rear gate leading to pathway to York Terrace.

Location

The house is situated within easy reach of the town centre and 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. 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 following the road into Albert Crescent, and bear right into Albert Street. Follow the road and turn left into York Road where number 145 will be found after a short distance on the right hand side.

Services

- Walking distance to town in sought after location
- Immaculately presented with original features
- Sitting Room
- Family Room
- Kitchen with aspect onto the courtyard
- Dining room
- Beautiful front aspect master bedroom
- Second bedroom
- Upstairs bathroom
- Low maintenance garden

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

Council Tax: West Suffolk Band: B

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

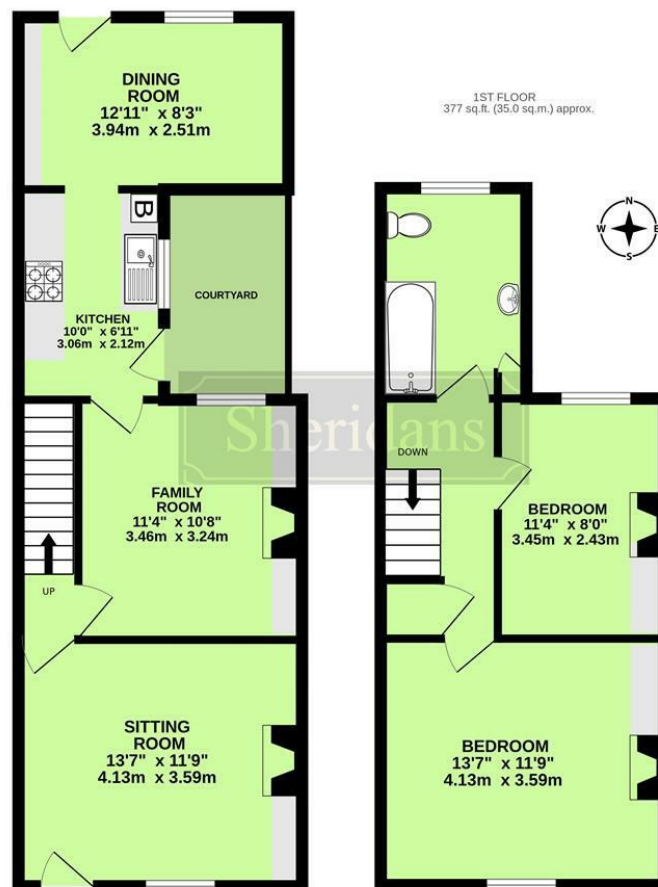
Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)

Flood Risk: No Risk



GROUND FLOOR
481 sq.ft. (44.6 sq.m.) approx.

TOTAL FLOOR AREA : 857 sq.ft. (79.6 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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