



Mill Road, Bury St. Edmunds

Sheridans



Mill Road, Bury St. Edmunds IP33 3NN

Guide Price £275,000

A delightful mid-terrace two bedroom cottage in excellent condition having been modernized throughout, with the added benefit of being situated within a short walk of the town centre.

In brief the accommodation consists of; door into the sitting room with a contemporary brick fireplace and working log burner, leading through to the dining room with ample room for a table and chairs with double French doors that lead into the garden. The galley style kitchen has a range of wall base units and shelving, a sink, an oven, gas hob with extractor, integrated dishwasher and space for a fridge freezer. Door to utility area with boiler, a small pantry and room for a washing machine. Beyond this is the family bathroom consisting of WC, wash basin and a roll top bath and shower over.

Stairs ascend from the dining room to the landing. The master bedroom has sash windows overlooking the quiet street. There is a second bedroom to the back of the property which overlooks the pretty garden.

Outside

The garden is located at the back of the house and is mainly laid to lawn with a path to a gravelled patio area which is perfect for entertaining. There is also a useful shed for storage (10ftx8ft) which was newly installed this summer.

Location

The property is perfectly situated in a quiet area only five to ten minutes' walk from the town centre. It is close to well-regarded schools, sports facilities, an abundance independent shops as well as high street stores (including Waitrose and Marks and Spencer), the beautiful parks, cinemas, theatres and restaurants for which the town is famously known as the 'Jewel in the Crown of Suffolk'. The house is a short walk 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 and the famous burgeoning Christmas market which features artisans, world cuisine stalls, Victorian funfair attractions and a carol service.

It is easy to see why people want to settle in Bury and make it their home. This property benefits from being 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

Travelling on the A143 into Bury from the Horringer direction and turn left turn onto Petticoat Lane. Turn right onto

- Immaculately presented mid terrace cottage
- Close to shops and amenities
- Sitting room with log burner
- Two permits for parking spaces
- Two bedrooms
- Dining room with double doors leading to garden
- Galley style kitchen
- South/easterly facing garden

Hospital Road followed by a left onto Mill Road. The property is further along on the right-hand side.

<https://what3words.com/marathon.cave.texts>

Services

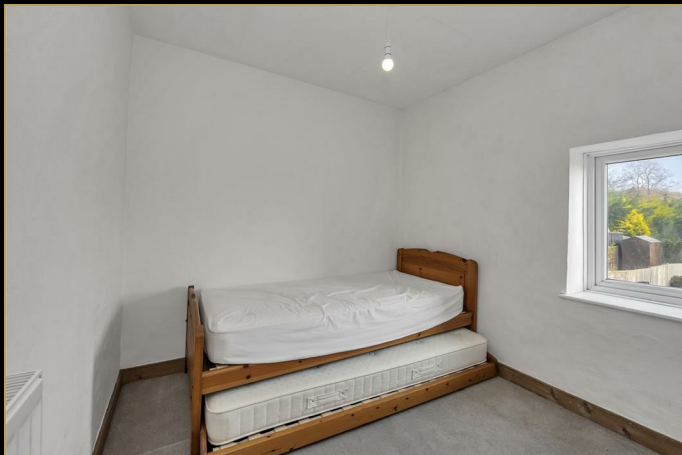
Mains water, electricity and gas connected.

Council - West Suffolk - Tax band B. EPC - E

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

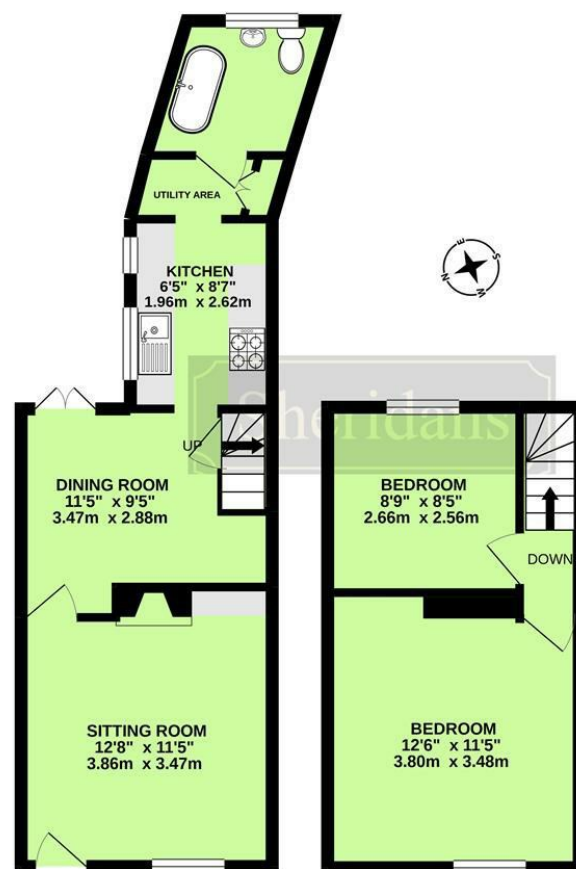
Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)

Flood Risk: Very Low Risk



GROUND FLOOR

1ST 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, systems and appliances 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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