



Church Walks, Bury St. Edmunds

Sheridans



Charming Victorian town cottage in arguably one of Bury St Edmunds most sought after town centre locations!.....

This charming three bedrooomed mid terrace home occupies an enviable town centre location down a quiet no-through lane just a stones throw from the historic Abbey Gardens, Cathedral and Theatre Royal. Located in the conservation area of the Medieval grid. The property benefits from good sized accommodation with fully enclosed rear garden and offered CHAIN FREE.

The accommodation oozes charm and comprises in brief; front door opening to entrance hall, sitting room with exposed floorboards and fireplace, kitchen/diner, three bedrooms and first floor bathroom with shower over bath.

The kitchen/diner is well appointed with range of storage units, oven, hob and hood with further space for appliances and integral storage cupboard. Fireplace and tiled flooring with French

doors opening onto low maintenance walled garden with patio.

Short walk to town centre and all the amenities including shops and restaurants.

## Outside

The property is approached down a small no through lane off Bridewell Lane in the medieval grid.

To the rear there is a charming low maintenance walled garden which is laid with Astro turf. Good sized patio perfect for al fresco dining and entertaining.

## Directions

Close to office on Whiting Street. Head away from the town centre and at the crossroads turn left, take the next turning on the right-hand side into College Street. Follow College Street for a couple of hundred yards and then turn left into Church Walks. Follow Church Walks for a short distance where the property can be found.

What3words: ///according.smiled.horn

## Services

- Charming period property
- Conservation Area
- Sitting room
- Kitchen/Diner
- First floor bathroom
- Garden
- Quiet town centre medieval grid location
- CHAIN FREE
- Gas fired central heating
- Permit parking

Mains electricity, gas, drainage and water.

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: Very Low Risk (source gov.uk)

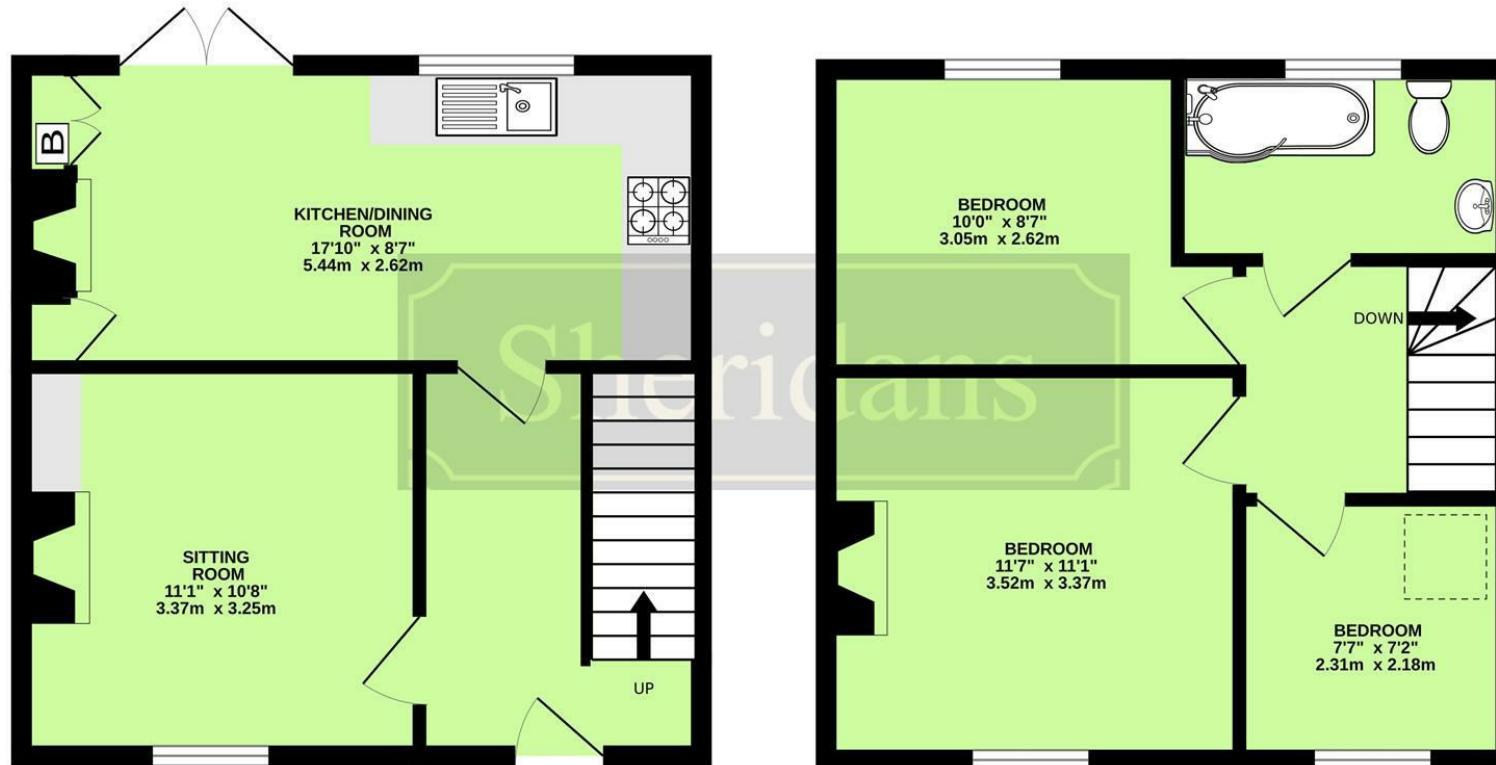


## GROUND FLOOR

## 1ST FLOOR



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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