



**Wigston Road, Bury St. Edmunds**

**Sheridans**







## Wigston Road, Bury St. Edmunds IP33 2HF

£350,000

This detached home is being offered with no onward chain. On the popular Horringer Court estate this blank canvass is ready to be viewed.

The property is in good decorative order throughout. Entering the front porch you have a door to the downstairs cloakroom and a door leading to the sitting room. This light airy room then has a door leading to the kitchen/dining room. The modern kitchen has been newly fitted with a fitted electric oven and electric hob. A floating island and sliding doors out to the rear garden.

On the first floor you have three bedrooms and a family bathroom with shower over the bath.

This home is ready for you to put your own stamp on it.

### Outside

To the front of the property there is a small grass area, with a drive leading to a single garage. To the rear of the property is a large enclosed garden with a small patio area, a large grass area with shrubs and plants down the side. At the bottom of the garden is a shed and greenhouse. There is also a back door providing access to the garage.

### Location

The property is situated within easy reach of the historic town centre and the excellent range of schooling, shopping, recreational and cultural facilities. Bury St Edmunds is a picturesque, thriving market town which brings together the old and the new. The town boasts 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

Leave the centre of Bury St Edmunds on the A143, going south towards Horringer and Haverhill. Having gone straight through the traffic lights by the Spread Eagle public house and just as leaving the town take right hand turn into Glastonbury Road, continue past school and parade of shops,

- Detached home
- Popular estate setting
- No onward chain
- Three bedrooms
- Large rear garden, with a shed and greenhouse
- Newly painted
- Downstairs cloakroom
- Sitting room
- Kitchen/dining room
- Garage and off road parking

where Wigston Road will be found on the left hand side. Take first turning left into Wigston Road.

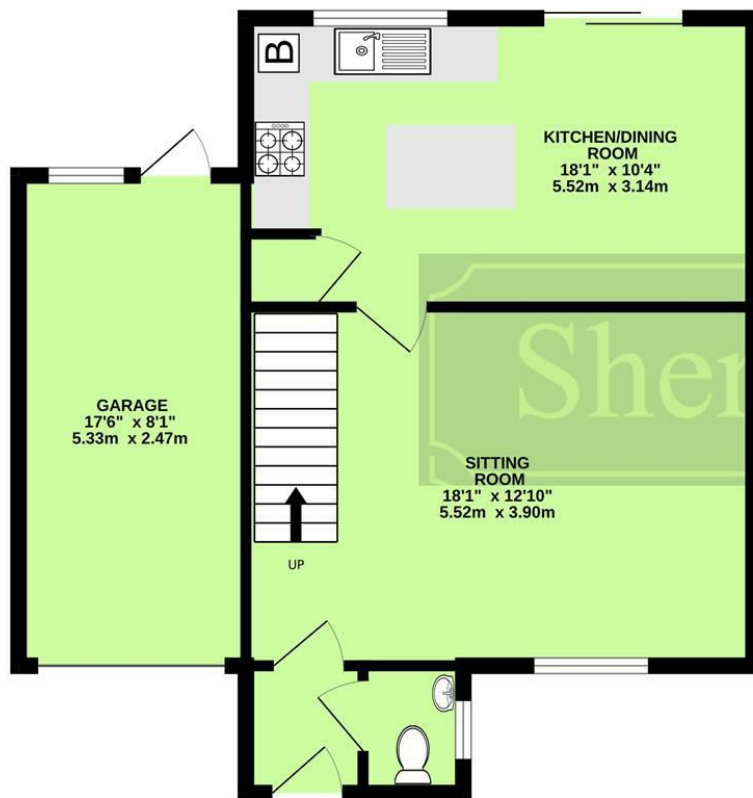
### Services

Main water and electricity. Gas central heating.  
Council - West Suffolk- Tax Band C  
Broadband speed: Up to 1000 mbps available (Source Ofcom)  
Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)  
Flood Risk: No Risk

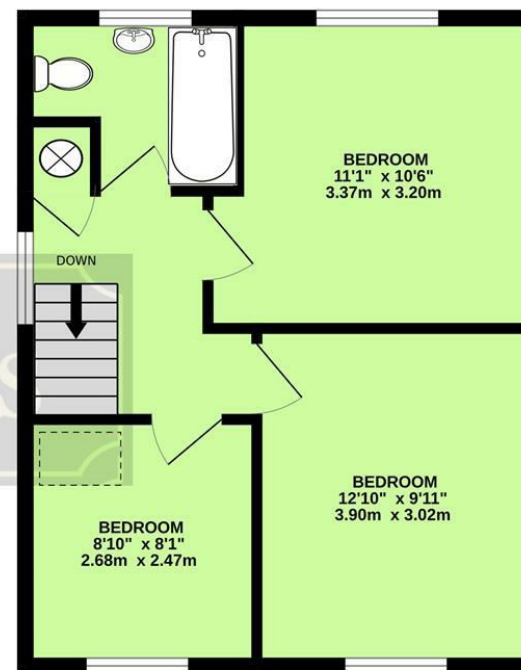




GROUND FLOOR  
595 sq.ft. (55.3 sq.m.) approx.



1ST FLOOR  
418 sq.ft. (38.8 sq.m.) approx.



TOTAL FLOOR AREA : 1013 sq.ft. (94.1 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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