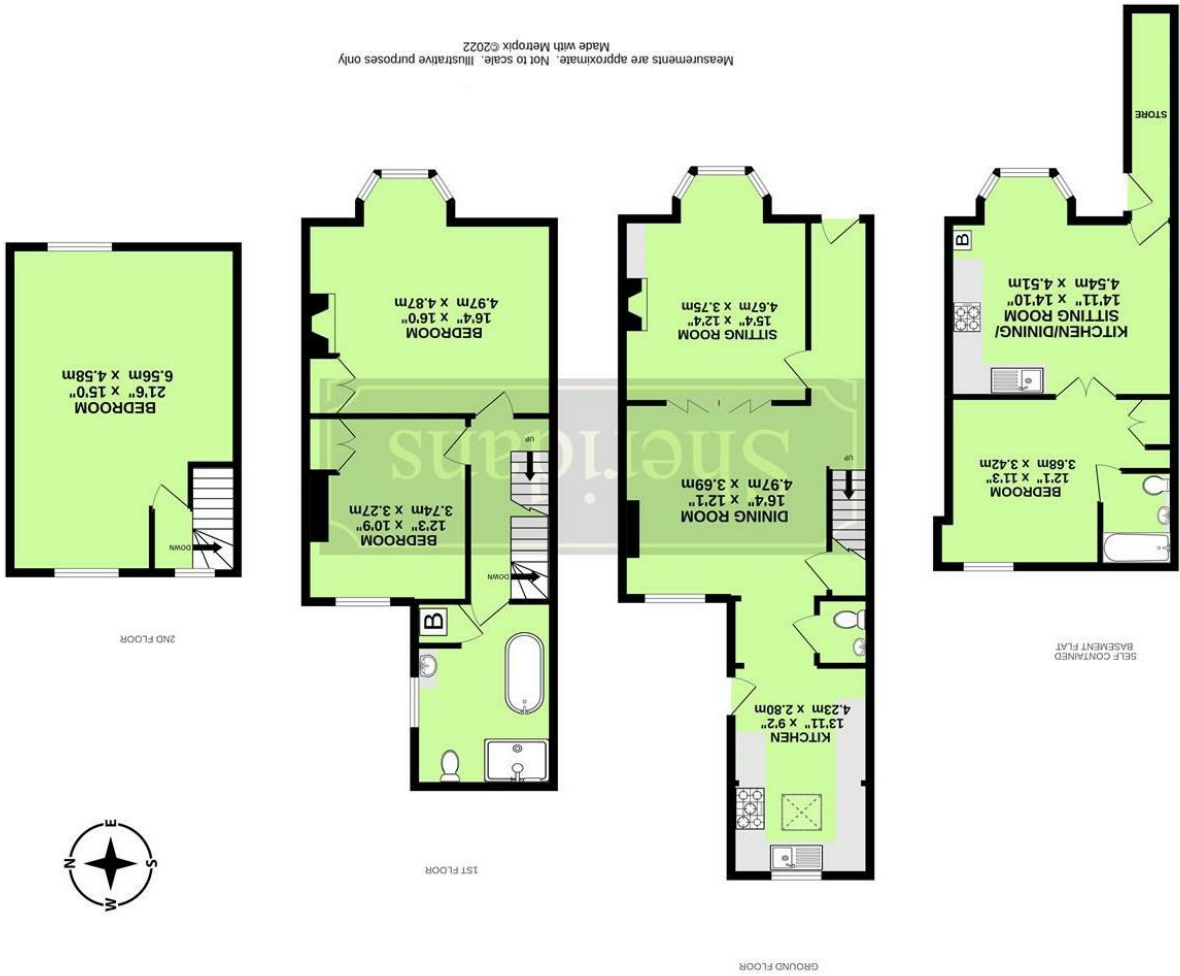


These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.





St. Andrews Street North, Bury St Edmunds IP33 1TH

Guide Price £595,000

A beautifully presented three storey Victorian town house with self contained basement flat.

Understood to date back to the 19th century and much improved in recent years, this superb three storey town house displays many original features, whilst enjoying a central location only a short stroll from the historic town centre. Benefitting from gas fired radiator central heating and double glazing, the well-presented accommodation offers elegant proportions and currently in brief comprises of a beautiful panelled entrance door with stained glass opening to the entrance hall with a fabulous tiled floor, stairs off to first floor with under stairs cupboard and door to a charming sitting room with Karndean flooring, bay window to front, feature fireplace with stunning surround and wood burning stove and traditional glass French doors opening to the dining room, creating an ideal reception for entertaining also with Karndean flooring, window to rear and opening leading to a useful ground floor cloakroom and to a well-equipped kitchen with lovely clean lines and fitted with an extensive range of units providing plenty of drawer and cupboard space beneath preparation surfaces and complemented by built-in appliances, window to rear and door to side.

On the first floor is a landing with stairs continuing to second floor and doors to two double bedrooms (both with fitted wardrobe cupboards and the largest complemented by a fine veined marble fireplace and bay window to front) and a spacious family bathroom with roll top bath and separate shower enclosure and on the second floor is a huge 21ft bedroom with windows to front and

rear.

Of particular note is the self contained basement apartment, ideal for investment etc and comprising entrance hall, well equipped kitchen/dining/sitting room, double bedroom with en-suite bathroom.

Outside

To the front is a traditional town garden with bricks steps and wall with railings and mature tree. To the rear of the house is a walled garden mostly laid to lawn and stocked with numerous flowering plants, shrubs. mature trees and also a useful timber shed and gated rear access.

Location

The house is 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.

- Entrance hall, cloakroom
- Sitting room with bay window
- Dining room
- Kitchen
- Three double bedrooms
- Family bathroom
- Self contained basement flat comprising; kitchen/dining/sitting room, bedroom, bathroom
- Walled gardens
- Excellent decorative order and much improved
- Town centre location

Directions
When proceeding down St Andrews Street North, the house will be found on the left-hand side.

Services
All mains services are connected.
Council Tax: West Suffolk Band: C
Broadband speed: Up to 1800 mbps available (Source Ofcom) - Ultrafast
Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)
Flood Risk: No Risk

