



Stonebridge Avenue, Bury St. Edmunds

Sheridans



Stonebridge Avenue, Bury St. Edmunds IP33 2JZ

Guide Price £395,000

Situated on a most sought after road within walking distance of West Suffolk Hospital and within easy reach of the town centre and local amenities, we are pleased to offer this three bedroomed semi-detached house which offers a wonderful opportunity to improve and extend on a grand scale (subject to planning permission etc) especially bearing in mind the generous rear gardens.

The large entrance hall leads to the good sized living room, dining room and kitchen. Rear aspect living room, radiator, fireplace, sliding doors to rear garden. Dining room, radiator, fireplace, bay window to front. The kitchen has laminate flooring, window to rear, base and eye level units with worktop over, space for white goods and door to front.

Upstairs the first floor comprises of three double bedrooms and the family bathroom. Master bedroom with window to rear. Bedroom two and three with windows to the front. Family bathroom has tiled flooring, part tiled walls, w/c, basin, panel bath with shower over and window to side.

Outside

The front of the property has off road parking in front of the garage, with mature shrubs and a path leading to the front door. To the rear, the large enclosed garden measuring approximately 130 feet in length is mostly laid to lawn with mature borders.

Location

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.

- Sought after no through road
- Fantastic potential to extend and improve
- Three bedroomed semi detached
- Sitting room
- Dining room
- Kitchen
- Garden measuring approximately 130 feet
- Garage and off road parking

Directions

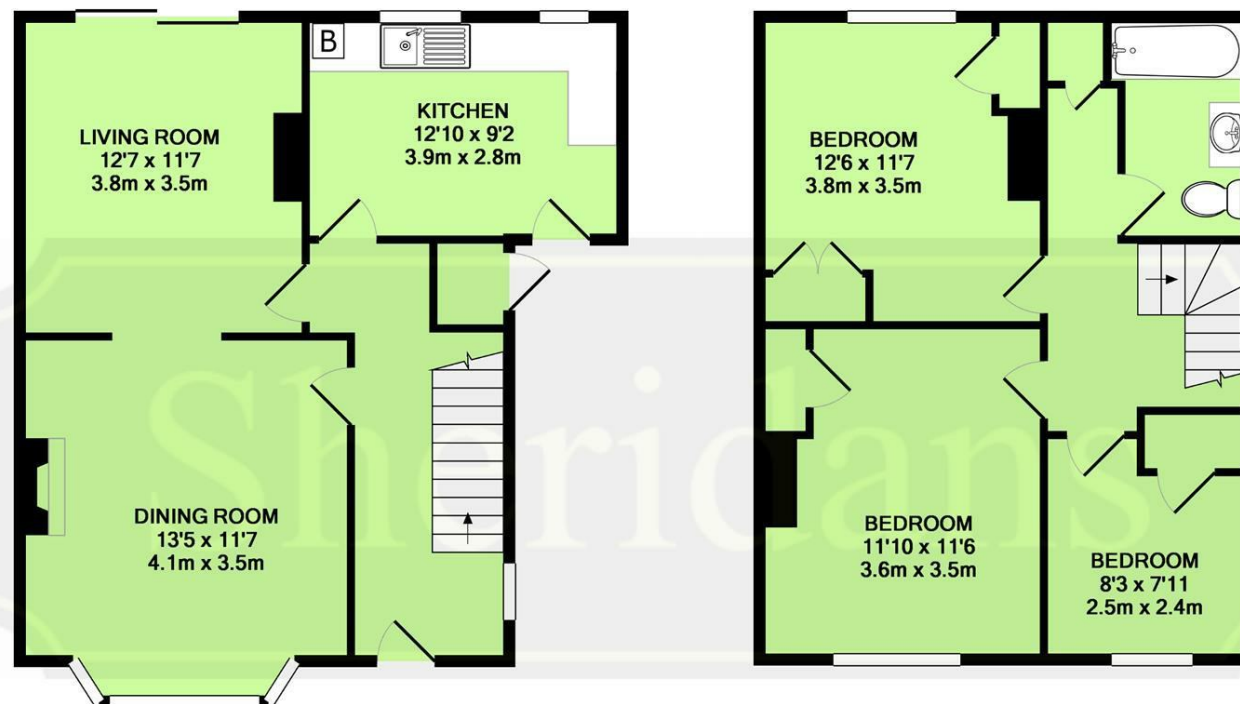
Leaving Bury St Edmunds via Hardwick Lane towards Horringer, follow the road to it's conclusion into Vinery Road. After a short distance, turn left into Stonebridge Avenue, where number 22 can be found further up on the right hand side.

Services

All mains services connected. Council tax band D.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	53	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		



GROUND FLOOR

1ST FLOOR



TOTAL APPROX. FLOOR AREA 1033 SQ.FT. (96.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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