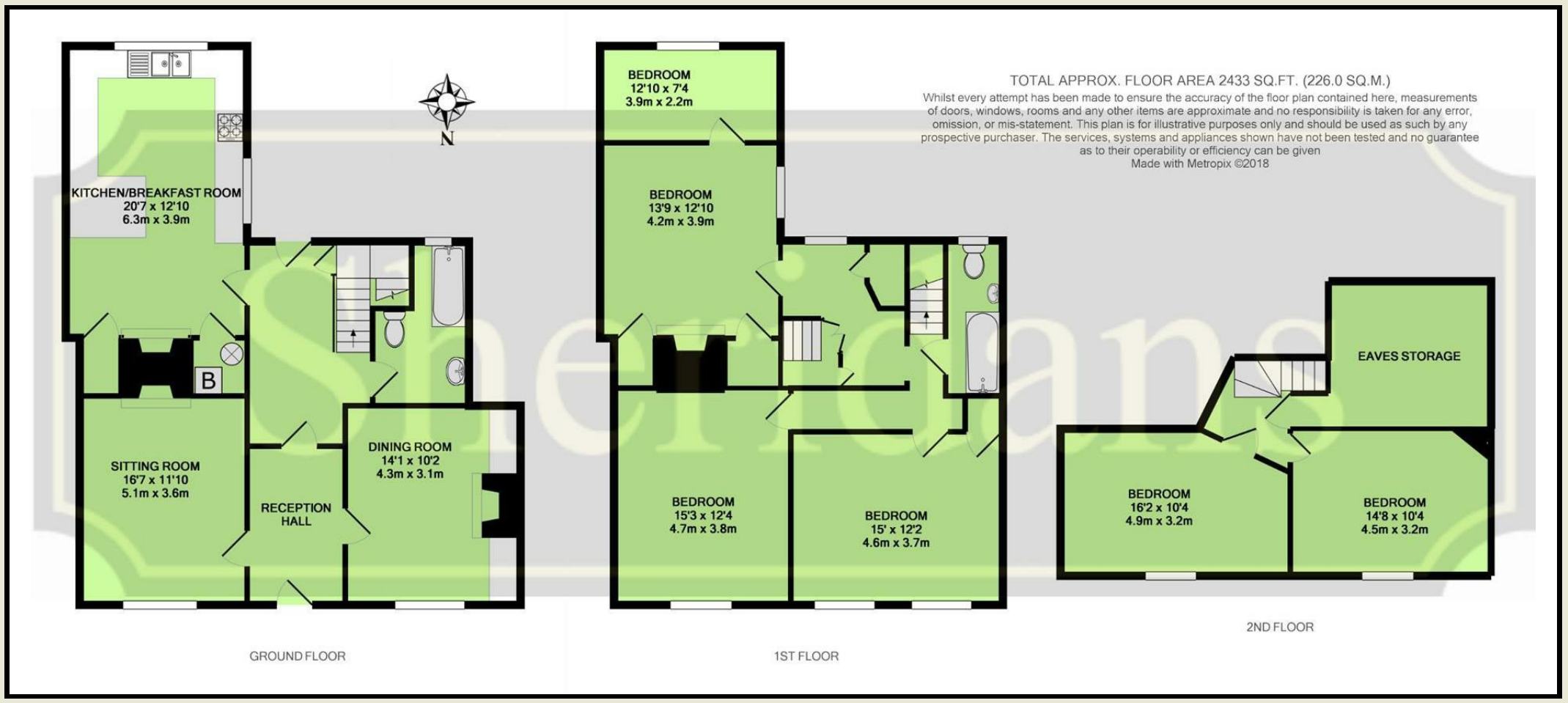
Churchgate Street, Bury St. Edmunds

Sheridans



TOTAL APPROX. FLOOR AREA 2433 SQ.FT. (226.0 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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Churchgate Street, Bury St. Edmunds IP33 1RH

Offers In Excess Of £425,000

An untouched gem in need of restoration and updating whilst enjoying a prominent town centre setting affording views of the Unitarian Meeting House

55 Churchgate Street is a real Gem, untouched for many years and ripe for restoration. The house dates back to at least the 16th century, is Grade II listed being of particular architectural and historical interest and has not been to market for around 60 years. The house enjoys one of the finest settings along Churchgate Street, directly opposite and affording splendid views to the magnificent Unitarian meeting house, whilst being within a stone throw of the historic town centre and range of shops and restaurants.

In need of complete restoration, the accommodation currently in brief comprises; Panelled entrance door with casement opens to Reception Hall; with stairs off to first floor, door to garden door to Sitting Room; a spacious reception with sash windows to front with shutters and fireplace. It is understood that there is a cellar beneath the Kitchen (not inspected). Dining Room; with sash window to front. Kitchen Breakfast Room; with fireplace, dated kitchen units, windows to rear and side. Bathroom; with bath, WC and basin.

On the first floor is a landing with door to staircase off to attic rooms. There are four bedrooms on the first floor, two front bedrooms afford stunning views to the Unitarian Meeting House, small bathroom and on the second floor are two further attic rooms with dormer windows to the front.

Outside
To the rear is an unusually large garden providing great scope for landscaping etc. The gardens are south facing and are bordered by a high brick and flint wall. Within the gardens are trees, shrubs and a brick built outbuilding.

Location
In our opinion, the house occupies one of the best positions on Churchgate Street being situated directly opposite the magnificent Unitarian Meeting House, whilst being within Stones throw of the historic town centre. Bury St Edmunds is a picturesque, thriving market town which brings together the old and the new and is a very popular destination to reside or to visit. The town enjoys an excellent range of shopping facilities, Theatre Royal, the Cathedral, Abbey Gardens, and numerous facilities to cater for a wide range of general interests. Excellent links to major roads including the A14 offering excellent access to Ipswich in one direction and Cambridge and London to the other.

- Entrance hall
- Sitting room
- Dining room
- Kitchen breakfast room
- Four first floor bedrooms
- Two bathrooms
- Two attic rooms/potential bedrooms
- Generous south facing gardens
- Huge potential with original features
- Wonderful town centre location

Directions
When proceeding along Churchgate Street from the direction of The Norman Tower, the property will be found on the left directly opposite the Unitarian Meeting House.

Services
All mains services are understood to be connected to the property. Council tax band F.