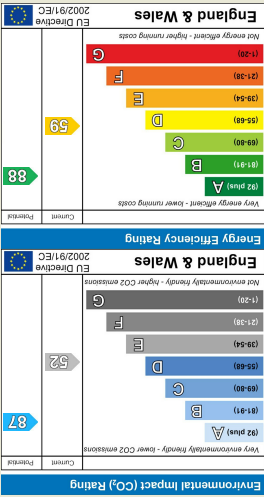
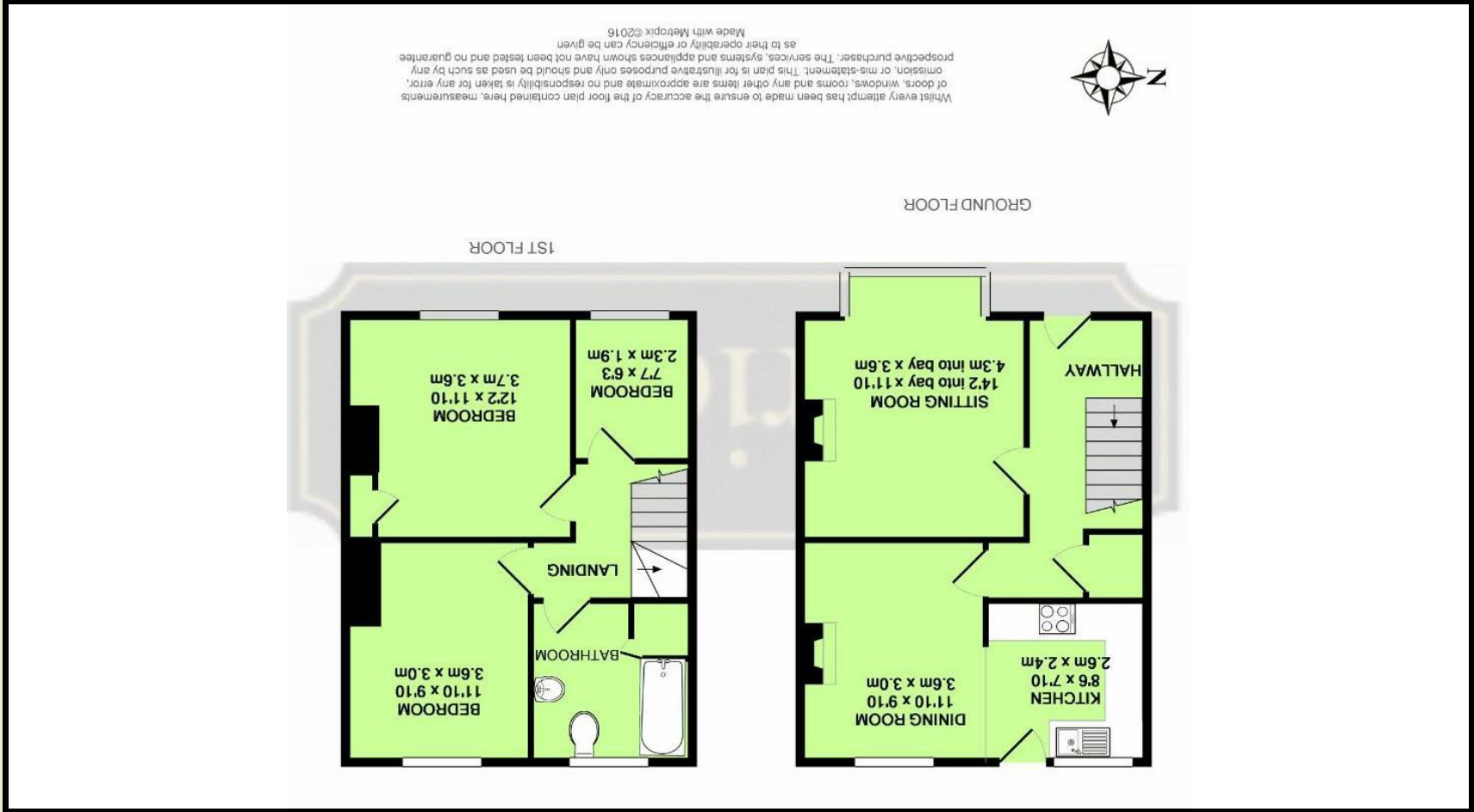


These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents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





Mill Road South, Bury St. Edmunds IP33 3NN

Guide Price £325,000

Sheridans are pleased to offer this beautiful, light and airy recently improved Edwardian three bedroomed semi-detached home within walking distance of the town centre, with one of the main features being the mature east facing rear garden, which extends to approximately sixty five feet in length. This delightful period property offers so much character and charm whilst being presented in excellent decorative order. With a recently refitted kitchen, a well appointed sitting room, with a cosy fireplace, newly laid carpets and a first floor bathroom with a white suite.

The accommodation in brief comprises an attractive front door into the entrance hallway which leads into the elegant sitting room with front aspect bay window and working open fireplace as well as exposed timber floorboards. At the rear of the house is the newly refitted kitchen and dining room which has bespoke built in units and which both share pleasant views over the garden.

On the first floor, all three bedrooms and a good sized bathroom with white suite lead from the landing, with the rear aspect bedroom affording super views over the garden. The light and airy master bedroom features a lovely front aspect window.

Outside
To the rear, the garden is laid mainly to lawn with an array of shrubs and bushes, as well as a recently refurbished brick

built outhouse. The garden measures approximately sixty five feet and has the additional feature of an extremely pleasing brick and flint wall to two sides.

Location
The house is situated within easy reach of the town centre and the excellent range of schooling, shopping, recreational and cultural facilities historic Bury St Edmunds has to offer. 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 to discover its large assortment of shops, restaurants and entertainment centres.

Directions
On foot, leave the town via Kings Road. Proceed over the mini roundabout and follow the continuation of Kings Road for a short distance. Turn left into Mill Road and follow for some distance, proceed past the concrete bollard onto Mill

- Walking distance of the town centre
- Three bedrooms
- First floor bathroom
- Spacious sitting room
- Dining room
- Recently fitted new kitchen
- Beautiful rear garden

Road South and walk downhill for a short distance with the property being found on the left hand side.

Services
All mains services are connected. Council tax band C.

Agent's note
We also feel that the property would lend itself to the possibility of a loft conversion subject to the usual planning and building regulations.

