



Church Walks, Bury St. Edmunds

Sheridans



Church Walks, Bury St. Edmunds IP33 1NJ

Guide Price £275,000

A charming town cottage enjoying one of the most sought after locations within the heart of Bury St Edmunds

Situated in this most sought-after and rarely available location in the heart of the town, the property is a renovated and modernised period cottage offering charming accommodation in a truly delightful land quiet location.

The property has been updated throughout, with an updated kitchen and bathroom, new flooring and in excellent decorative order. The accommodation comprises sitting/dining room, kitchen, rear hall, wc, two bedrooms and a first floor bathroom.

Outside

There is a small courtyard at the rear of the property with enough space for a table and chairs and some strategically placed plants.

Location

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.

The house occupies a prominent setting within 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.

Directions

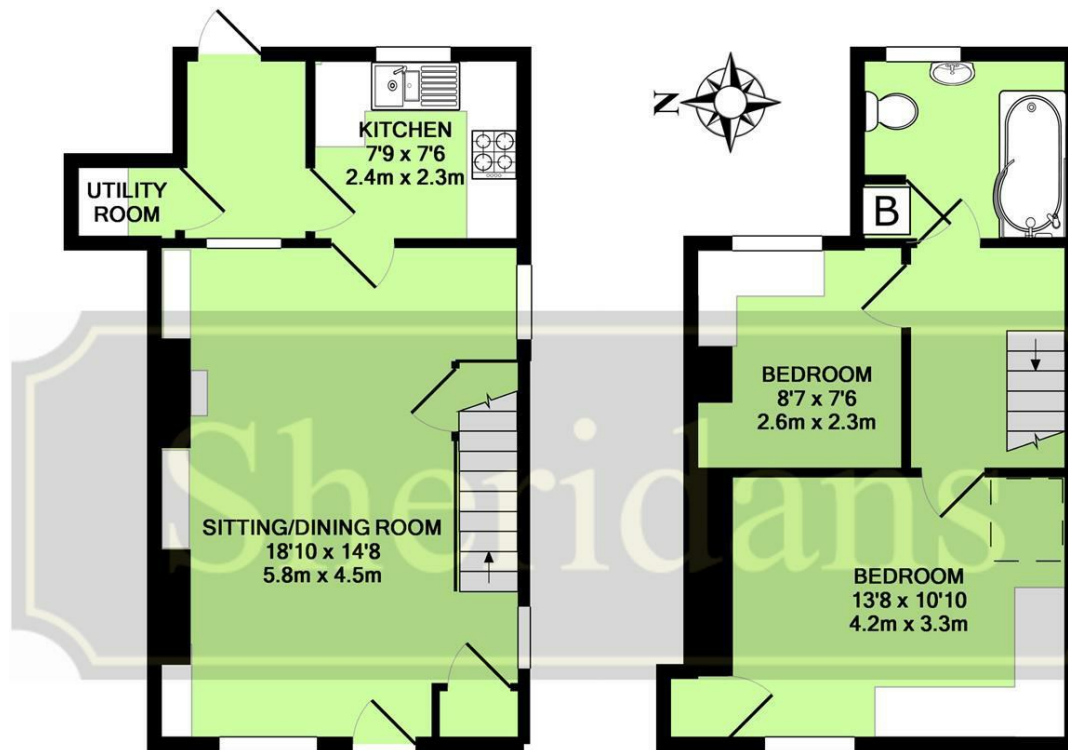
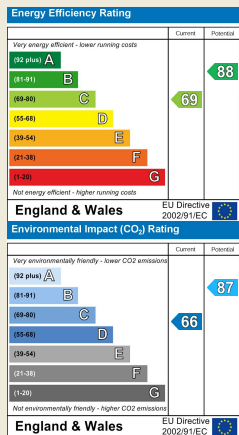
On foot from our office on Whiting Street. Head away from the town centre and at the crossroads turn left, take the next turning on the right hand side into College Street. Follow College Street for a couple of hundred yards and then turn left into Church Walks. Follow Church Walks for a short distance where number 9 can be found on the left hand side.

Services

All mains services are connected and benefits from a gas-fired heating system and permit parking. Council Tax Band B.

- Charming quiet setting in the heart of the Grid
- A few minutes walk to the centre of town
- Two bedrooms
- First floor bathroom
- Sitting room
- Refitted kitchen
- Rear lobby with utility area
- Courtyard garden





GROUND FLOOR

1ST FLOOR

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.
Made with Metropix ©2018

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.

Sheridans Estate Agents

Web: www.sheridans.ltd.uk Email: info@sheridans.ltd.uk

Bury St. Edmunds Office

89 Whiting Street, Bury St. Edmunds
Suffolk, IP33 1NX
Tel: 01284 700 018

Knightsbridge London Office

45 Pont Street,
London, SW1X 0BD
Tel: 020 7629 9966

Long Melford Office

The Stables, Hall Street, Long Melford,
Suffolk, CO10 9JT
Tel: 01787 466 566

Registered in England No. 04461290

VAT Number: 794 915 378

Registered office: Sheridans Limited, 88-89 Whiting Street, Bury St. Edmunds, Suffolk, IP33 1NX



Sheridans