



A VICTORIAN COTTAGE WITHIN THIS WELL-REGARDED RESIDENTIAL SQUARE, CLOSE TO THE TOWN CENTRE

82 Cannon Street, Bury St Edmunds, Suffolk IP33 1JR

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Bedfords

ESTABLISHED 1966

82 Cannon Street Bury St Edmunds Suffolk IP33 1JR

- Train Station 500 metres
- Abbey Gardens 0.4 miles
- The Arc Shopping Centre 0.5 miles

GUIDE: £250,000 (Freehold)

**SITTING/DINING ROOM • KITCHEN • 2 BEDROOMS •
SHOWER ROOM • EAST-FACING GARDEN • PARKING
PERMIT**

Situated within this well-regarded location, 82 Cannon Street is an attractive Victorian townhouse, built of traditional construction with grey-brick elevations under a slate roofline.

The cottage offers charming living accommodation, which extends to around 500ft² arranged over two floors, benefitting from uPVC replacement windows throughout and LED lighting in most rooms.

The property comprises sitting/dining room, with window to the west, and opening to the kitchen, which is fitted with a range of base and eye level units, preparation worktop with stainless steel sink unit, integrated electric hob and oven with extractor over, quarry tiled flooring and glazed door to the garden.

On the first floor there are two double bedrooms. The bedroom to the rear of the house has a large built in wardrobe space and shelving, both served by a fully-tiled shower room, with low level WC and pedestal wash basin. Attic space provides further storage.

Outside

At the rear of the property are steps leading to a good-sized private garden comprising both patio and lawn which benefits from sunlight throughout the day.



Services

Mains water, drainage and electricity • Electric
Storage heating • Council Tax Band 'A' • EPC-rating 'D'
Broadband: Ofcom suggest Ultrafast 1,000Mb •
Mobile: Ofcom suggest all provides likely

what3words: innocent.reed.remix

Location

Cannon Street is a highly desirable location, close to the town centre and train station, within Cannon Square itself is the distinguished Old Cannon Brewery independent brewery and pub and the Michelin starred Peas Porridge restaurant.

Bury St Edmunds is a unique and dazzling historic gem with a richly fascinating heritage - the striking combination of medieval architecture, elegant Georgian squares and glorious Cathedral and Abbey Gardens provide a distinctive visual charm. With prestigious shopping, an award-winning market, plus a variety of cultural attractions and fine places to stay, Bury St Edmunds is under two hours from London and very convenient for Cambridge, Ipswich and Norwich.

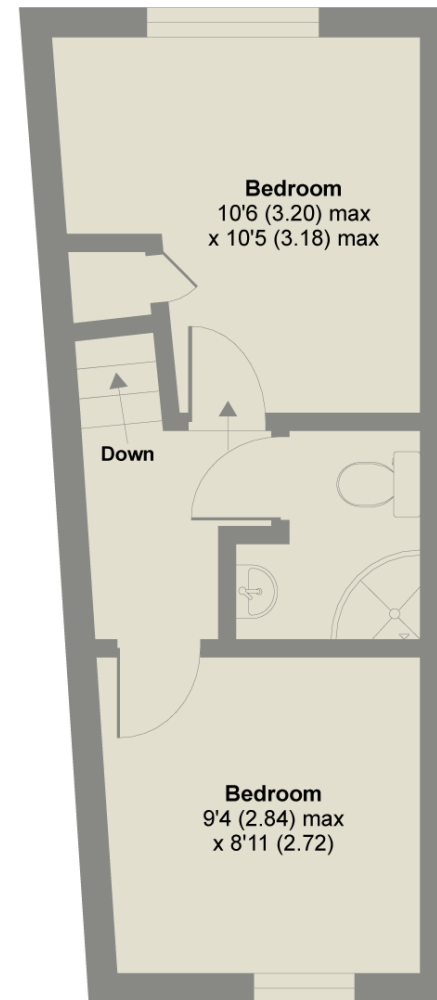


Approximate Area = 486 sq ft / 45.2 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Bedfords Estate Agents. REF: 1218999