



34 Avenue Approach, Bury St. Edmunds

Bury St. Edmunds



Guide Price £325,000
Minors & Brady

34 Avenue Approach

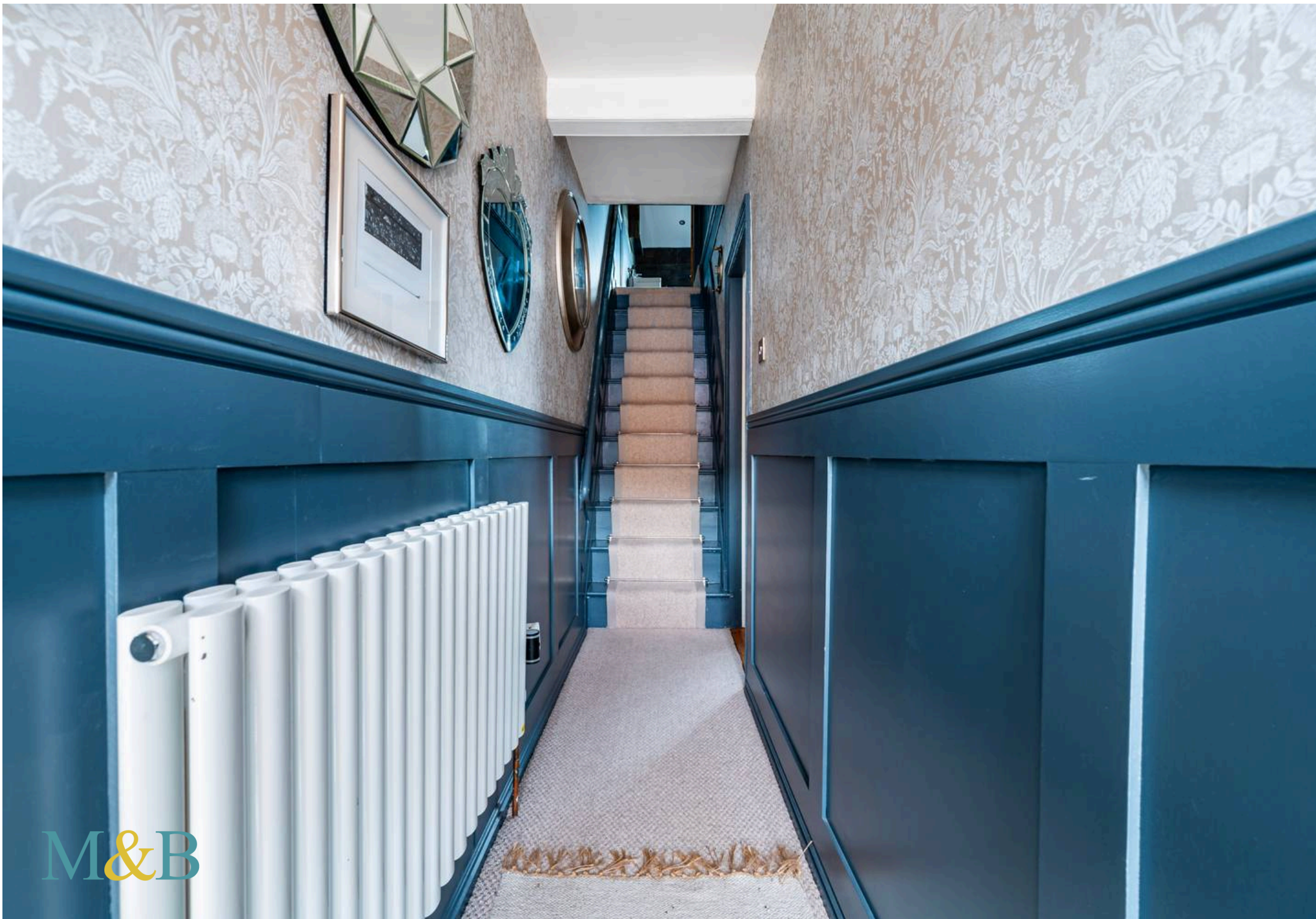
Bury St. Edmunds

Guide Price £325,000-£350,000. A beautifully refurbished Victorian terrace on Avenue Approach, offering a stylish, move-in-ready interior that blends modern upgrades with original character. The property features a bright open-plan living space with a cast iron fireplace, a contemporary kitchen with integrated appliances, and a high-spec bathroom complete with a bespoke 7ft jacuzzi spa bath with chromotherapy lighting and rainfall shower. Outside, a vibrant, well-planted garden leads to a rear-access garage with parking — a rare benefit in Bury St Edmunds — and the home further benefits from a new boiler and a prime location within easy walking distance of the town centre.

- Guide Price £325,000- £350,000
- Fully refurbished Victorian terrace with high quality finish throughout
- Prime Avenue Approach location within walking distance of the town centre
- Bright open plan living and dining space
- Retained original features including cast iron fireplace
- Newly fitted kitchen with modern design and layout
- Newly installed bathroom with contemporary three piece suite
- Two well proportioned double bedrooms
- Vibrant, established rear garden filled with plants and colour
- Rear road access and parking



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Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:



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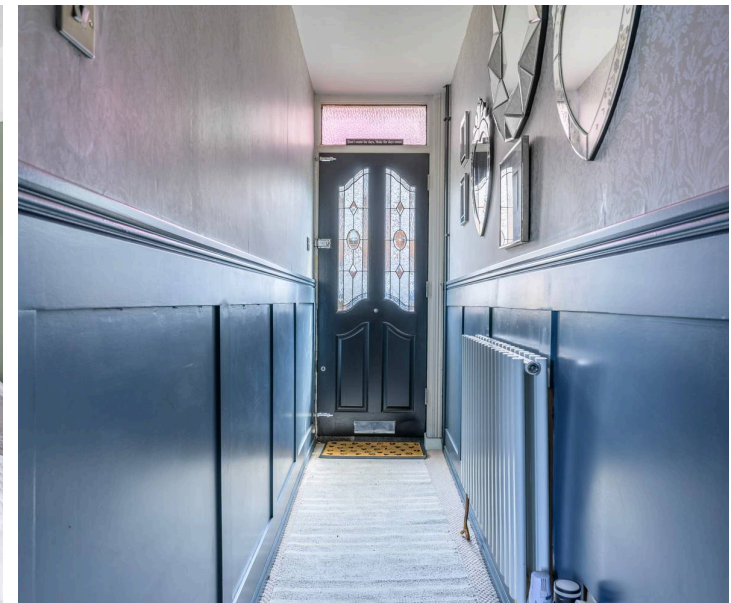
Location

Bury St Edmunds is one of Suffolk's most desirable and historic market towns, known for its elegant Georgian architecture, vibrant cultural scene and strong sense of community. The town offers an excellent range of amenities, including independent boutiques, cafés, restaurants and supermarkets, alongside leisure facilities, schools and healthcare services.

The historic town centre is home to the renowned Abbey Gardens, theatre and cultural venues, creating a lifestyle that blends heritage with modern convenience. The town is well connected by both road and rail, with direct links to Cambridge, Ipswich and London, making it particularly appealing for commuters. Cambridge can be reached within approximately 45 minutes by road, while rail services from Bury St Edmunds station provide convenient access to surrounding cities and beyond.

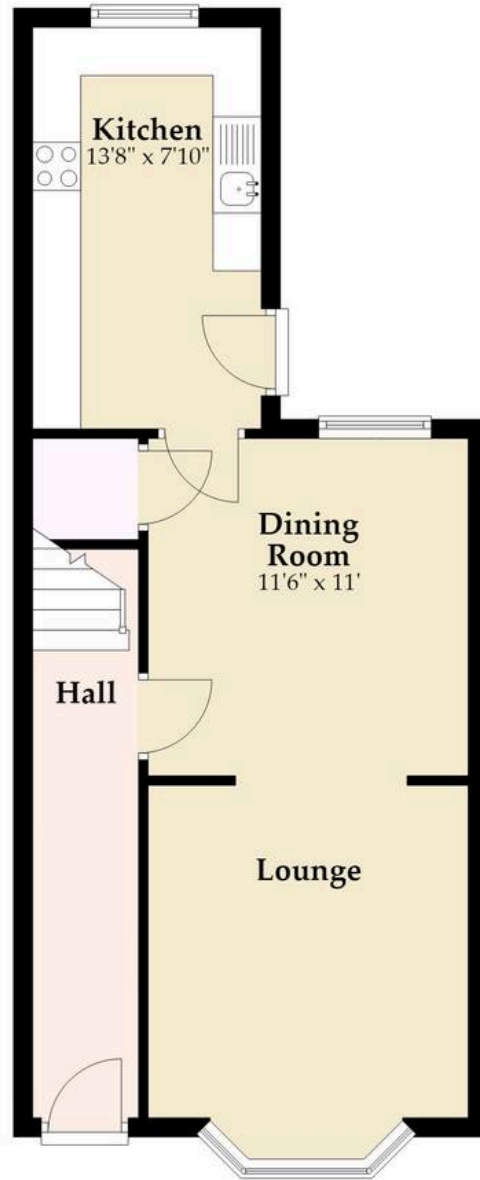
Avenue Approach **M&B**

Positioned on the ever desirable Avenue Approach in Bury St Edmunds, this beautifully reimagined Victorian terrace has been fully refurbished inside and out, creating a stylish



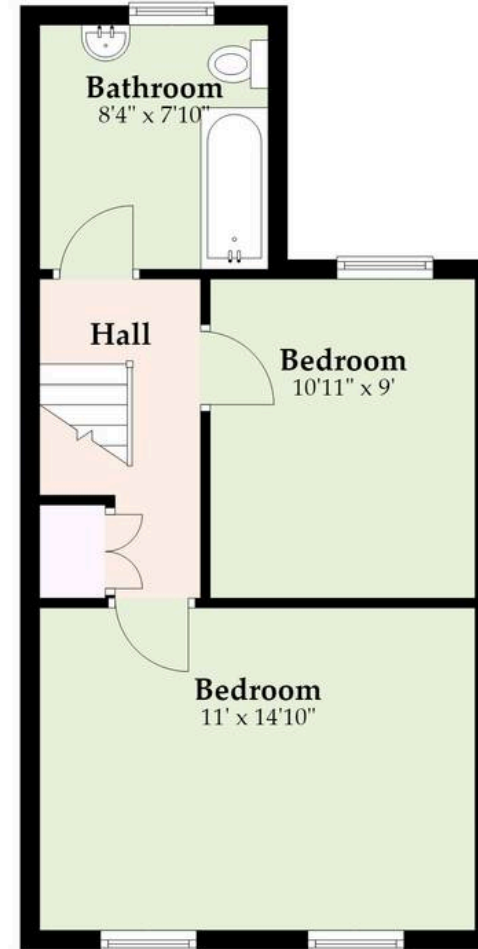
Ground Floor

Approx. 457.3 sq. feet



First Floor

Approx. 387.6 sq. feet
(excluding Cupboard)



Total area: approx. 844.8 sq. feet

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Whilst every attempt has been made to ensure the accuracy of the floorplan 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.

Plan produced using PlanUp.

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Branch Manager



Meet *Chelsea*
Property Consultant



Meet *Lee*
Director

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