



68 CANNON STREET

PEA PORRIDGE GREEN | BURY ST EDMUNDS



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- Modern mid terrace home providing comfortable accommodation
- Historic location adjacent to Pea Porridge Green
- Walking distance to Bury St Edmunds town centre and all amenities
- Off road hardstanding provides the rare benefit of off road parking in this area of town
- Enclosed rear garden landscaped for ease of maintenance
- Replacement windows and doors together with gas fired central heating



Bury St Edmunds is a picturesque and historic town described as a jewel in the crown of Suffolk. Centred around the 10th Century abbey, the burial place of King Edmund who was slain by the Danes in 896, Bury St Edmunds has enjoyed a prosperous history reflected in the wonderful architectural heritage the town retains and displays. Today, the town provides a vibrant place to live and work whilst maintaining its cultural integrity with a twice weekly open air market complimented by a wide range of shopping and recreational facilities.

An attractive and comfortable home pleasantly situated adjacent to the historic Pea Porridge Green in a popular residential area on the periphery of the town, within walking distance of all amenities.

Built to a traditional design with pleasing rendered and boarded elevations under a pitched and tiled roof-line, 68 Cannon Street provides a comfortable home displaying features including a lovely garden to the rear, sitting room with open fireplace, replacement windows and doors and the rarity of *OFF ROAD PARKING* in such close proximity to the town centre. Benefiting from gas fired central heating the house offers two double bedrooms, fitted kitchen, rear lobby/utility area and first floor bathroom.

Whilst the green itself is long since gone, Pea Porridge Green is an historic open square at the junction of Church Row and Cannon Street. Situated on the northern periphery of the town centre the area boasts the renowned Cannon Brewery and public house and the aptly named Pea Porridge Michelin Star restaurant, 68 Cannon Street is within convenient walking distance of the market place and the excellent range of schooling, shopping and recreational facilities the Cathedral town of Bury St Edmunds has to offer. Convenient access is afforded to the A14 linking Cambridge, Ipswich and London via the M11.

GROUND FLOOR

Panelled front entrance door with glazed insert to:

RECEPTION HALL 1.7m (5'6") x 1.6m (5'2")

Window to front. Stairs rising to first floor.

ACCOMMODATION

WITH APPROXIMATE MEASUREMENTS

GROUND FLOOR (CONT.)

SITTING/DINING ROOM 7.5m (24'7") x 3.4m (11'1")

A light and airy room with windows to front and rear. Open fireplace with tiled surround, hearth and mantle. Large under stairs storage cupboard.

FITTED KITCHEN 3m (9'10") x 1.6m (5'2")

The kitchen is fitted with a range of matching base & wall units to provide drawer and cupboard storage space. Preparation surfaces with inset stainless steel sink & drainer. Inset four ring halogen hob with oven and grill below and extractor hood over. Tiled splashbacks. Appliance space. Window to rear. Part glazed door to:

REAR LOBBY/UTILITY AREA 1.7m (5'6") x 1.4m (4'7")

Part glazed door to rear garden. Plumbing for automatic washing machine.

FIRST FLOOR

LANDING

Built in linen cupboard. Access to loft space.

BEDROOM ONE 3.5m (11'5") x 3.4m (11'1")

Window to front. Large built in wardrobe cupboard.

BEDROOM TWO 4m (13'1") x 2.5m (8'2")

Window to rear.



BATHROOM

White suite comprising: Panelled bath with fitted shower & screen. Pedestal wash basin. Low level WC. Window to rear. Heated towel rail.

OUTSIDE

The house stands back from Cannon Street with a hard standing area for one vehicle to the front of the house.

The rear garden is a pleasant feature of 68 Cannon Street, measuring approximately 7m 23' 1" in depth by 4.5m 15' 2" in width and planted to provide a lovely display of colour. The garden is enclosed by close boarded fencing and has rear pedestrian access.

SERVICES

It is understood that mains electricity, water, drainage & gas are connected.

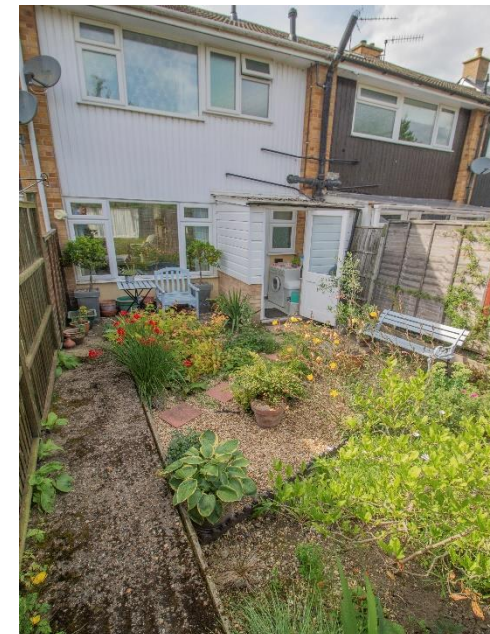
DIRECTIONS (IP33 1JN)

Walking from the market place, proceed down the side of MacDonalds, then turn left into Well Street, after some 100 yards take the first turning right into Cannon Street. Follow the road into Pea Porridge Green where the property will be found just after the Cannon Street Brewery on the right hand side

FLOORPLAN

Approximate Gross Internal Area (GIA) =

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



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