



Orchard Street

Bury St. Edmunds

Guide Price £445,000

LACY SCOTT
& KNIGHT

est. 1869

16 Orchard Street

Bury St. Edmunds | Suffolk | IP33 1EH

Bury St Edmunds Station 0.5 miles, Ipswich 27 miles, Cambridge 29 miles

An attractive traditional Victorian terraced house with 3 bedrooms, open plan reception room and private gardens. Chain-free above and in a favoured town centre location.

Entrance Hall | Sitting/Dining Room | Kitchen | Utility Room | Ground Floor WC | Cellar Room | 2 First Floor Bedrooms | Family Bathroom | 3rd Bedroom Converted Attic | Gardens | On-Street Permit Parking

16 Orchard Street

We are pleased to offer a very well presented traditional Victorian townhouse in an ideal, central location in the heart of Bury St. Edmunds. The property presents traditional brick elevations and secondary double-glazed sash windows under a slate roof within an attractive conservation area. Modernised throughout to include a ground floor kitchen, utility room, extension, converted attic bedroom, and lined basement room giving additional useful space to the lower floor. With a traditional town home layout but enjoying a lot more space and light than you may at first imagine – also enjoying a private East-facing garden.

16 Orchard Street is ideal if you are looking for a convenient town centre lifestyle, we would highly recommend an early viewing so as not to be disappointed.

In more detail -

The traditional front door leads into the hallway which has glazed double doors across to create a 'porch' type enclosure then continues with stairs leading to all first-floor rooms. All doors and skirtings are stripped original pine, a lovely, homely



feature of this townhouse. The open plan sitting room sits at the front of the property and is a delightful room with a tiled hearth and timber surround, gas fire, and a large secondary double-glazed traditional bay window to the front. Behind this the dining room space has been opened up through an arch to create a bright open room and has a fireplace recess and large secondary glazed sash window overlooking the rear gardens.

To the rear, a couple of steps lead down to the kitchen with space for dishwasher, built in oven and hob, a terracotta tiled floor and a window to the side. The ceiling is partially vaulted with exposed timbers and there is a useful corner pantry

cupboard. A door leads through to the separate utility room where there is ample space for further appliances and side door leading out to the garden. Beyond the utility room is a useful ground floor cloakroom WC.

The basement room, fully lined, could (subject to installing a compliant fire-escape access) perhaps be used for an extra bedroom, home office, or media room. As it is, a very useful and versatile extra storage space with recessed lighting, deep store cupboards, and carpet tiled flooring.

On the first floor a bright landing leads to all rooms. To the front is a spacious family bathroom with corner bath, shower above, WC, and basin and obscure glazed sash window. Bedroom one to the rear has an attractive fireplace with a tiled inset and timber surround. With 2 built-in wardrobe cupboards to each side. Bedroom two is a good-sized double bedroom to the front, has another decorative fireplace, cast iron inset with timber surround and a built in wardrobe cupboard alongside. Off the landing there is an airing cupboard housing hot water cylinder, and a door to further stairs, to the second floor. The second floor has been converted to provide bedroom 3 with a velux roof window to the rear, with an attractive rooftop outlook, and with sloping ceilings reducing the full head height at the sides.

Outside

The street facing elevation enjoys a traditional iron railing and gate into the compact front garden with a path to the front door. The private walled rear gardens are laid out with some paving, an area of decking with pergola above and is quite private. There is a mature feature tree and some established planting which creates a leafy outlook from the rear of the house.

Location

Orchard Street is ideally located in the historic centre of Bury St. Edmunds. It sits within the town's conservation area and enjoys easy access to St. Johns Street, boutiques, cafes, bars, shops, and the High Street/Buttermarket beyond. It is very close to public transport too with the bus and train stations within easy reach. Parking is on-street and provided by residents' permit (zone A). All amenities are within easy walking distance and Bury St. Edmunds is a delightful town to walk through and to discover all that it offers.



Property Information

Services: Mains electricity, gas, water and drainage. Gas fired central heating.

Local Authority: West Suffolk Council. Council Tax Band D

Tenure: Freehold.

Broadband: Ultrafast predicted download speed 1800

Mbps and upload speed 1000 Mbps (Source Ofcom).

Mobile Coverage: Good outdoor (Source Ofcom).

Directions

What3words///roughest.hoot.streaking

Plans, Areas and Schedules

These are based on the Ordnance Survey and are for reference only. They have been checked and computed by the Agents, and the Purchaser(s) shall be deemed to have satisfied themselves as to the description of the property, and any error or misstatement shall not annul the letting, nor entitle either party to compensation. The plans are for the purpose of identification only. In the event of any discrepancy between the plans and schedule of areas, the schedule of areas shall prevail.

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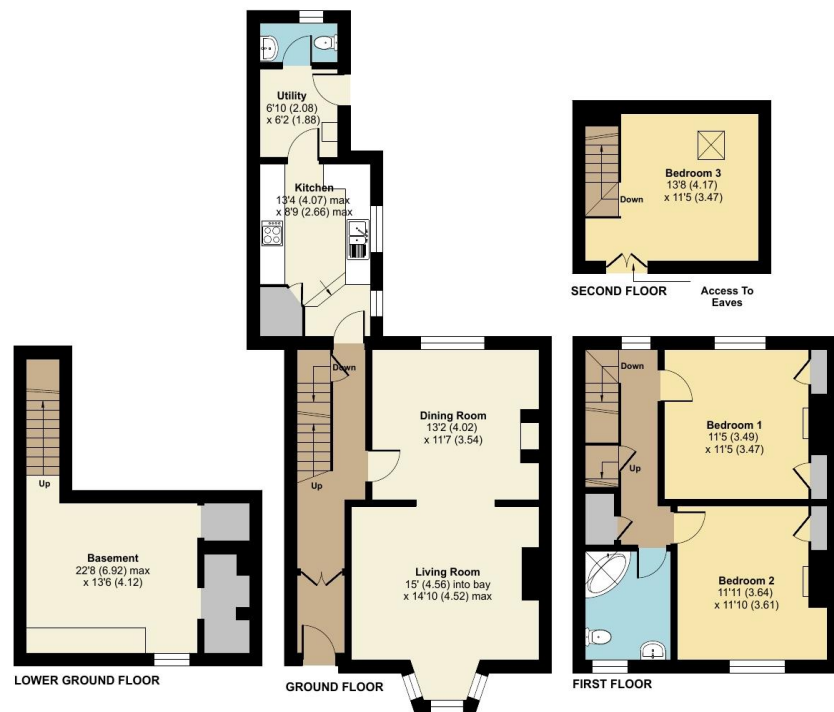
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Orchard Street, Bury St. Edmunds, IP33

Approximate Area = 1505 sq ft / 139.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Lacy Scott & Knight. REF: 1417895



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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