

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.





Southgate Street, Bury St. Edmunds IP33 2BG

Guide Price £300,000

We are pleased to offer this delightful Victorian terraced house within a short walk of the town centre which is presented in good decorative order whilst possessing a warm atmosphere.

The property has a sitting room with open fireplace, dining room with wood burning stove, kitchen, utility room, cellar, two double bedrooms on the first floor with feature cast iron fireplaces and a first floor bathroom. The property also features gas fired central heating, a small front garden and a good sized rear garden. We feel that this home should appeal to wide variety of clients, from downsizers to first time and investment buyers alike.

The accommodation in brief is as follows: Porch - Front door; front aspect window, tiled flooring, coved ceiling; door to sitting room. Sitting room with front aspect sash window and coved ceiling, a particular feature is the cast iron open fireplace set on tiled hearth. Door to dining room with French doors to rear garden; door to stairs leading to first floor, built-in cupboard housing hot water cylinder and shelving and door to stairs leading to cellar. A lovely feature of the room is the multi-fuel stove fireplace set on tiled hearth; coved ceiling; exposed timber floorboards; door to kitchen.

Kitchen with side aspect window, kitchen with range of matching wall and floor mounted units, work surfaces, inset single sink and drainer with mixer tap over, inset four ring gas hob with double oven and grill. There is space for a dishwasher and integral fridge and freezer, recess spot lighting, part tiled walls, tiled flooring with underfloor heating, wall mounted gas fired boiler, door to utility room.

Utility Room with door to rear garden, rear aspect window, range of matching wall and floor mounted units, inset butler sink with mixer tap over, plumbing for washing machine, part tiled walls, recess spot lighting, tiled flooring with underfloor heating, door to downstairs cloakroom. Cloakroom with low level w.c., tiled flooring, recess spot lighting, extractor fan. Fully renovated cellar is a versatile room with potential to be a third bedroom or study, leading down stairs from dining room, window and recess spot lighting, extractor fan.

The first floor offers loft access, doors to 2 double bedrooms and bathroom. Bedroom one offers front aspect sash window, coved ceiling, radiator, a main feature of the room is the cast iron fireplace. Bedroom two offers rear aspect window overlooking the garden and feature cast iron fireplace. The recently re-fitted stylish bathroom features rear aspect frosted window, suite comprising bath with mains shower and shower screen, pedestal wash hand basin, low level w.c., part tiled walls and tiled flooring with underfloor heating completes the accommodation.

Outside

The front garden has steps up to pathway to front door, lawn, and is enclosed by hedging. The rear garden has hardstanding with power point and outside light and tap; rest of the garden is mainly laid to lawn, raised vegetable beds, garden shed, pathway to side and all enclosed by panelled fencing. Right-of-way exists for bins and deliveries.

Location

Bury St Edmunds is a picturesque, thriving market town which brings together the old and the new. The town boasts a great collection of venues for eating, drinking, shopping, and relaxing, making it a great place to live, work, visit and study. 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.

The house is located along a desirable road and is within walking distance of the town centre. Bury St Edmunds is an historic market town providing an excellent range of everyday facilities including the newly built Arc shopping centre, and the town is ideally positioned for access to the A14 dual carriageway, linking the east coast ports, Cambridge and London via the M11 Motorway.

Directions

From Bury St Edmunds, proceed along Westgate Street and turn left into Crown Street then turn right into Honey Hill. Take right hand turn into Sparhawk Street and follow round into St Mary's Square and then into Southgate Street. Continue along this road where the property can be found

- Two bedroomed period home
- Walking distance of the town centre
- Stylish sitting room
- Dining room
- Cellar
- Kitchen
- Useful utility room and cloakroom
- Spacious first floor bathroom
- Good sized garden
- Double glazed throughout

on the left hand side marked by our For Sale board.

Services

All mains services connected. Council tax band C. New boiler installed November 2023. Underfloor heating in kitchen, utility and upstairs bathroom. - Hive smart heating system + smart meter. Conservation Area. EPC Rated D

