



**23 Hervey Road,  
Bury St. Edmunds, Suffolk.**

**DAVID  
BURR**

# 23 HERVEY ROAD, BURY ST. EDMUNDS, SUFFOLK. IP33 2DN

The Cathedral town of Bury St Edmunds lies in West Suffolk at the heart of East Anglia famous for its Benedictine Abbey. The town has extensive facilities and amenities to cater for all walks of life and has exceptional transport links. The A14 bypasses the town and links the Midlands with the East coast. London via the M11 is 60 miles. The railway station offers services to Cambridge, Norwich and Ipswich with connections for London. A commuter rail link is available at Stowmarket.

This charming semi-detached house is located within one of the most popular areas of Bury St. Edmunds within a sought-after cul-de-sac location. Although the property requires updating/modernisation it is nonetheless complemented by a garage, off-road parking and large south-west facing garden. There is also full planning permission in place to enlarge/improve the property. **NO ONWARD CHAIN.**

## **A semi-detached house requiring updating/modernisation with the benefit of a large south-west facing garden and planning consent for further enlargement.**

**ENTRANCE HALL:** An inviting area with a staircase off, useful storage cupboard and doors to:-

**SITTING ROOM:** With a charming curved window overlooking the front garden. Fireplace with marble hearth and wood surround.

**DINING ROOM:** A light room with a wall of glass providing views over the garden and with a central door that opens onto terracing.

**KITCHEN/BREAKFAST ROOM:** Fitted with a range of matching units and worktops incorporating a single drainer sink unit with mixer tap over. Space/point for electric/gas oven. Door to walk-in shelved **Pantry.**

**Side Vestibule:** Utility cupboard with plumbing for washing machine.

**CLOAKROOM:** With fitted WC.

### **First Floor**

**LANDING:** Access to loft storage space, linen cupboard and doors to:-

**BEDROOM 1:** With views over the front garden.

**BEDROOM 2:** Overlooking the rear garden.

**BEDROOM 3:** Ideal as an office with a view of the front garden.

**BATHROOM:** Bath, WC and wash hand basin.

### **Outside**

A tarmac drive is bordered by an expanse of lawn and provides **OFF-ROAD PARKING** in turn leading to:-

**GARAGE:** With light and power connected and personnel door to rear.

The rear garden is one of the property's most attractive features, generous in size and with a south-west facing aspect ideal for taking advantage of the afternoon/evening sun.

**SERVICES:** Main electricity, water and drainage are connected. Gas fired heating. **NOTE:** None of these services have been tested by the agent.

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## AGENTS NOTE

The property has the benefit of planning permission to create additional living space. The plans are available to view via [westsuffolk.gov.uk/planning](https://westsuffolk.gov.uk/planning) application number DC/24/0138/HH.

**LOCAL AUTHORITY:** West Suffolk Council: 01284 763233. **Council Tax Band:** C - £1,854.57 – 2024/25.

**EPC RATING:** Awaiting report.

**BROADBAND SPEED:** Up to 1000 Mbps (source Ofcom).

**MOBILE COVERAGE:** EE, Three, 02 and Vodafone – outdoor, likely (source Ofcom).

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**WHAT3WORDS:** ///pizza.exposing.satellite.

**VIEWING:** Strictly by prior appointment only through DAVID BURR Bury St. Edmunds 01284 725525.

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