



**2 West End Cottages Tut Hill**  
**Bury St. Edmunds, Suffolk IP28 6LE**  
**Guide Price £220,000**

**shires**  
residential



A charming brick and flint mid terraced period property located on a no through road in the sought after village of Fornham All Saints. The property was originally two bedrooms but the current owner converted to one large bedroom. There is also a sitting room / dining room, kitchen and partially refitted bathroom. The property benefits from two off road parking spaces and a courtyard garden. There is gas fired central heating. The property is offered with no onward chain.

Entrance door opens into

#### **SITTING ROOM / DINING ROOM**

11'7 x 12'9 (3.53m x 3.89m)

A lovely feature of this room is the exposed red brick fire place with tiled hearth. (Currently not in use). Large deep alcove to the side. Cupboard above. One window to the front aspect. Exposed wooden floor boards. Wooden latch door leading to the kitchen.

#### **KITCHEN**

10'9 x 6'4 (3.28m x 1.93m)

Window to rear aspect. Door leading out to the charming courtyard garden. Range of matching wall and floor mounted units with work surface covering. One and a half bowl sink and drainer with mixer tap over. Four ring gas hob with extractor hood over, oven and grill under. Integral dishwasher and washing machine. Wooden latch door leading to useful under stairs cupboard, currently shelved. Wooden latch door with stair case to the first floor.

#### **FIRST FLOOR LANDING**

Wooden latch doors to bedroom and bathroom, further door to useful walk in cupboard with radiator and frosted window to rear aspect.

#### **BEDROOM**

13'3 x 11'6 (4.04m x 3.51m)

This used to be a two bedroom cottage but the current owner converted to one large bedroom. Two windows to front aspect. Lovely feature of this room is the exposed red brick fire place. Loft access.

#### **BATHROOM**

Partially re-fitted bathroom. Frosted window to rear aspect. Stylish vanity wash hand basin with cupboards under. Low level flush WC. Panel bath with mains shower over. Wall mounted heated towel rail.

#### **OUTSIDE**

The property is approached via a shared gravel parking area which offers two parking spaces. Charming courtyard garden for ease of maintenance, step up to a block paved area housing garden shed, power and light connected. Enclosed by wooden panel fencing and a red brick wall.





### **Fornham All Saints**

Fornham All Saints is a pretty village located on the northern outskirts of Bury St Edmunds. There is a good mixture of period and modern properties centred around a village green. There is a cycle path/pedestrian route leading to the town itself. The village has a range of facilities including a Coffee Shop/Cafe, a Pub with a well regarded restaurant, a Hotel with Spa and Gym facilities, two Golf Courses and a Parish Church. There is good access to the A14 dual carriageway with linking to the East Coast ports, Cambridge and London via M11 motorway.

### **Local Authority & Council Tax Band:**

West Suffolk District Council. Council Tax Band B

### **Services:**

Mains services are connected including gas, water, electricity and drainage. Gas fired central heating

### **Tenure:**

For sale FREEHOLD with vacant possession upon completion.

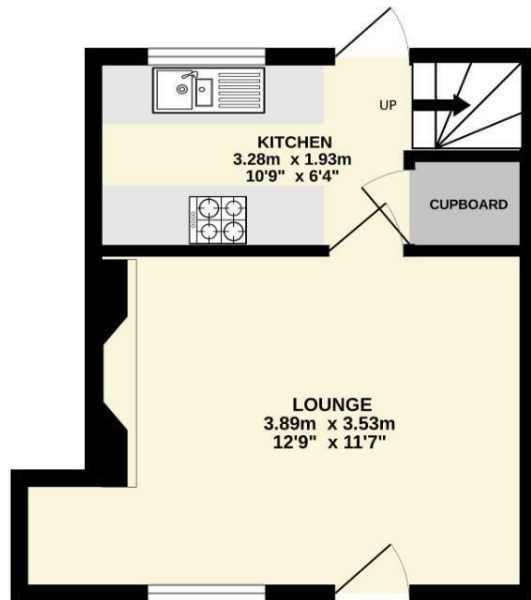
### **Anti Money Laundering Regulations**

We are obliged under the Government's Money Laundering Regulations 2019, which require us to confirm the identity of all potential buyers who have had their offer accepted on a property. Therefore, we will require the full name(s), date(s) of birth and current address of all buyers as well as a copy of photographic ID (Driving License or Passport) and Address Verification in the form of a recent Utility Bill/Bank Statement. Once we have received this information we will be able to issue a Memorandum of Sale and move forward with the transaction.

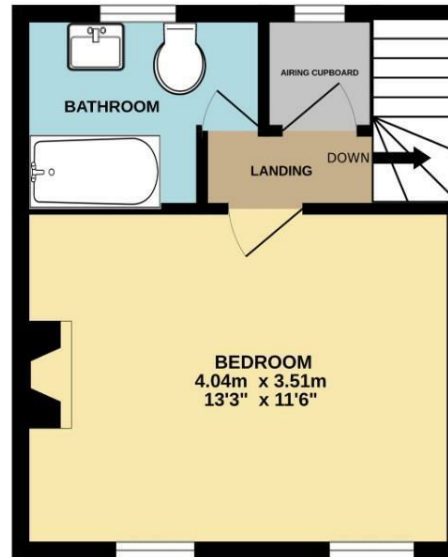




GROUND FLOOR



1ST FLOOR



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.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) <b>A</b>			<b>92</b>
(81-81) <b>B</b>			
(69-80) <b>C</b>		<b>68</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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