

72 Fornham Road - Guide Price £475,000

Bury St. Edmunds Suffolk IP32 6AN



"Consistently providing outstanding service to our clients"

The Property

A delightful three bedroom 1930's Arts and Crafts semi detached property boasting original features throughout and within walking distance of the town centre and train station. A great attribute to the property is the charming, well stocked garden and a fully insulated Home Office/Studio overlooking the River Lark. The decking at the end of the garden provides stunning river views where kingfishers, herons and egrets can often be seen. The property also benefits from off road parking for three cars. We would highly recommend a viewing of this unique property to fully appreciate the versatility on offer. The accommodation is set over two floors comprising of spacious Entrance Hall, Living Room, Office/Bedroom 4, Garden Room, beautiful recently refitted Kitchen/Breakfast Room including central moveable island, integrated oven and ceramic hob, Utility Room, Cloakroom, Bedroom Three and Bathroom on the ground floor. On the first floor are two Large Bedrooms with walk in wardrobes and recently refitted Jack and Jill En Suite with oversized shower cubicle with mains powered rainfall style shower. The property has recently undergone a schedule of improvements in 2022 to include a new roof with two layers of insulation installed, Dormer Window with new shower room upstairs, Baxi boiler and water tank installed, new radiators throughout, new windows throughout with sound proofing in the front, new French doors in the rear, Pilkington Blue self cleaning glass installed on the conservatory roof, new carpets upstairs, boiling water tap in the kitchen. Garden office/Studio (20 ft x 8ft5in) outside.

Bury St Edmunds:

Bury St. Edmunds is one of Suffolk's most attractive market towns and it affords excellent educational, recreational and cultural amenities including the Abbey Gardens and its ruins, the Theatre Royal, Art Gallery and Cathedral Church of St. James together with extensive shopping facilities. The A14 trunk road gives fast access to Ipswich, the east coast, Cambridge, the Midlands, Stansted Airport and London via the M11 and there is also an indirect rail connection to London.

Services:

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

Tenure:

For sale FREEHOLD with vacant possession upon completion.

Local Authority & Council Tax Band:

West Suffolk District Council. Council Tax Band C

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.

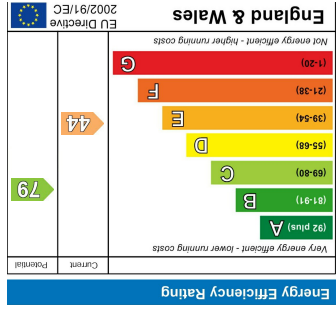
Features

- SEMI DETACHED THREE BEDROOM 1930'S ARTS & CRAFT HOME
- LOCATED CLOSE TO TOWN CENTRE AND STATION
- FABULOUS GARDENS BACKING ONTO THE RIVER LARK
- RECENTLY REFITTED KITCHEN/BREAKFAST ROOM & SHOWER ROOM
- GROUND FLOOR BEDROOM & BATHROOM
- DINING/FAMILY ROOM, OFFICE/BEDROOM 4, GARDEN ROOM, UTILITY
- TWO FIRST FLOOR BEDROOMS
- GARDEN STUDIO/HOME OFFICE
- DRIVEWAY PARKING FOR THREE CARS
- BEAUTIFULLY PRESENTED





These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided in good faith, their accuracy should not be relied upon. If there are any points about which you may be uncertain or would like further clarification, we would suggest that you telephone this office and speak to our staff who will endeavour to assist you.



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. The 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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