

# 1 The Gateway Sicklesmere Road - Guide Price £300,000

Bury St. Edmunds IP33 2BN

**shires**

Estate & Letting Agents



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## Features

- CHAIN FREE 3 BEDROOM HOUSE
- ICONIC BUILDING ON THE OUTSKIRTS OF BURY ST EDMUNDS
- GRADE II\* FACADE OF FORMER FORT/GAOL
- 17'10 KITCHEN PLUS UTILITY ROOM
- FAMILY BATHROOM, ENSUITE AND GROUND FLOOR CLOAKROOM
- HOUSE BUILT IN THE 1980'S
- ALLOCATED PARKING SPACE
- GAS RADIATOR HEATING SYSTEM
- LOUNGE/DINER AND STUDY
- CALL US NOW TO BOOK YOUR VIEWING



## The Property

Requiring refurbishment and located on Sicklesmere Road, Bury St. Edmunds, this end-terrace house boasts a striking Grade II\* listed facade, making it a truly iconic property. With its prime location on the edge of town, you can enjoy all the benefits that Bury St Edmunds has to provide.

This home, that does require updating and refurbishment offers a spacious reception room and further study, perfect for entertaining guests or enjoying quiet family evenings. The well-appointed kitchen has an accompanying utility room providing a functional area for culinary pursuits. The property offers three well proportioned bedrooms, the main bedroom benefits from an en suite bathroom, while an additional family bathroom and a convenient cloakroom enhance the practicality of the home.

For those with vehicles, the property includes a designated parking space, a valuable asset in this desirable area. The historic charm and location makes this property an exceptional opportunity for anyone seeking to refurbish and make a stylish home in Bury St. Edmunds.

Don't miss the chance to make this remarkable house your new home.







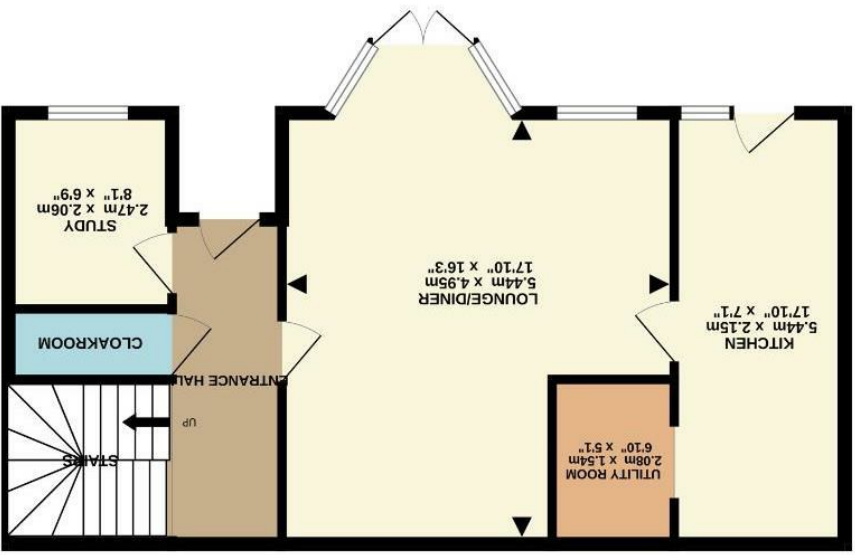
These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided 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.



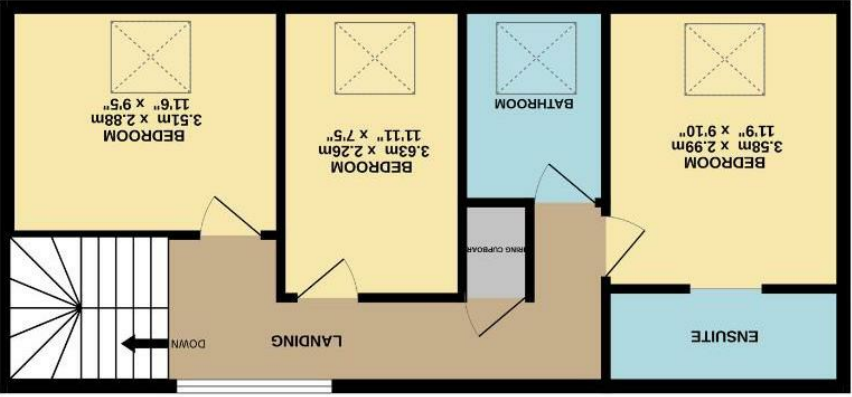
Energy Efficiency Rating		
	Current	Potential
England & Wales EU Directive 2002/91/EC		Very energy efficient - lower running costs (92 plus)
		A
		(81-91)
		B
		(69-80)
		C
		(55-68)
		D
		(39-54)
		E
		(21-38)
		F
		(1-20)
		G
		Not energy efficient - higher running costs

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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GROUND FLOOR  
 57.0 sq.m. (613 sq.ft.) approx.



1ST FLOOR  
 50.4 sq.m. (543 sq.ft.) approx.