



Jackson & Co



## Vinery Road

Bury St Edmunds, Suffolk, IP33 2LB

Guide price - £450,000

Jackson & Co Bury St Edmunds are thrilled to present this individually built four-bedroom property, which has undergone significant remodelling over the years and presents a prime opportunity for seasoned developers or those looking to leave their mark on a home located in one of the most sought-after locations in Bury St Edmunds





# Property Features

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- Individually built four-bedroom detached home
- Conveniently located close to West Suffolk Hospital
- Set on a good size plot
- Within close reach of the town centre
- Garage and ample frontage for parking
- Fantastic development opportunity
- Substantial ground floor accommodation
- In need of modernisation
- Peaceful rear garden aspect in a non-estate setting
- Located in one of the most sought-after locations in Bury St Edmunds

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## FULL DESCRIPTION

Situated on the sought after southern side of town, Vinery Road provides easy access to the West Suffolk Hospital and is within walking distance of Bury St Edmunds town centre.

Upon entering, you are greeted by an entrance hall leading to a WC, kitchen, dining room, living room, and a snug/office space on the ground floor. Upstairs, the first-floor houses four bedrooms, with the master bedroom offering balcony access. Additionally, two bedrooms feature built-in storage cupboards, all serviced by a shared bathroom.

The exterior features a driveway leading to the property, surrounded by lawns, shrubs, and trees. The rear garden offers a tranquil outdoor space perfect for relaxation.

Tenure: Freehold

Council Tax Band: E

Local Authority: West Suffolk

Services: Mains Gas, Electric and Water

## LOCATION

Vinery Road, Bury St Edmunds, a prime location just a stone's throw away from the West Suffolk Hospital. Enjoy the convenience of being within close reach of the vibrant town centre, various amenities, the picturesque Hardwick Heath, and excellent access to major roads for seamless commuting.

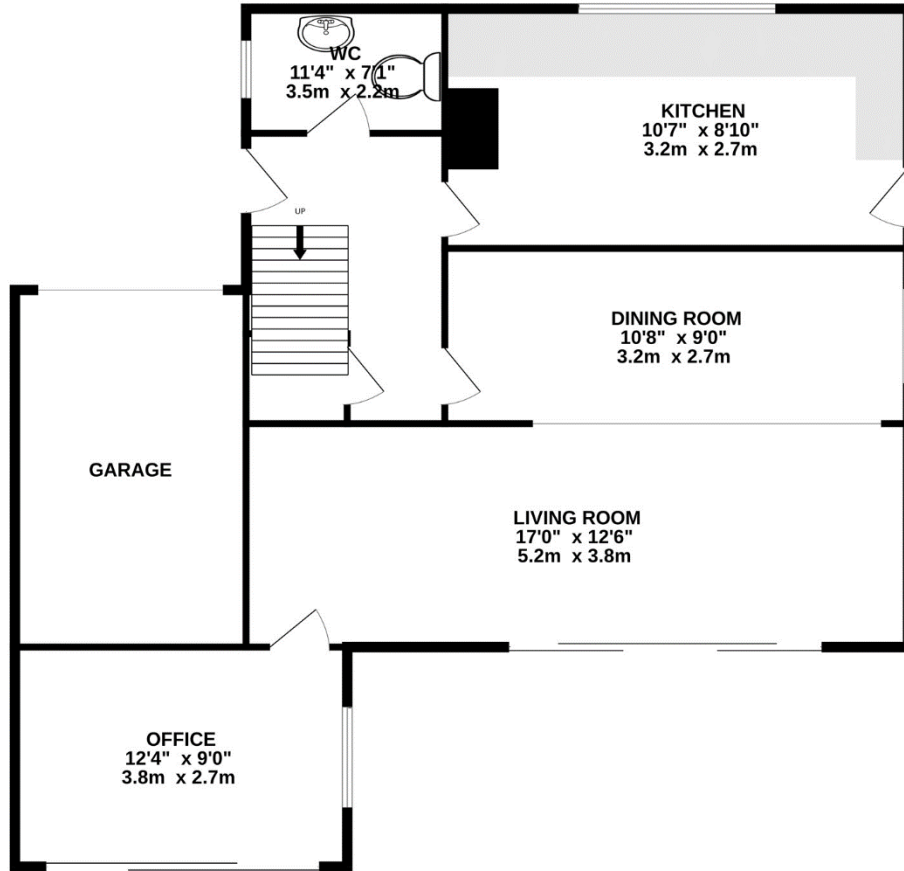




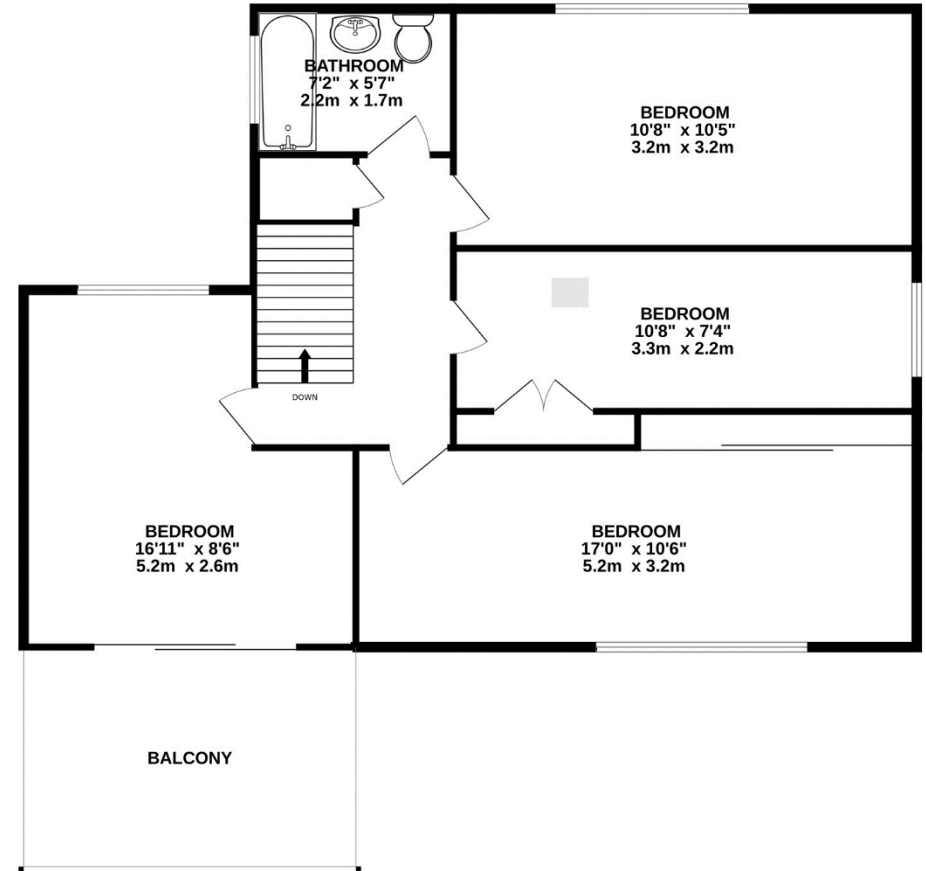


Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

## 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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