

oakheart

£350,000

Guide Price

Fornham Road, Bury St. Edmunds

*** GUIDE PRICE £350,000 - £375,000 ***

Situated in the very heart of Bury St Edmunds, this beautifully presented three-bedroom bay fronted mid-terraced home offers a rare blend of period charm, practical living space, and a location that truly embodies the best of Suffolk market town life. With the train station, town centre, and open green spaces all within easy walking distance, it's ideally placed for those who want to enjoy a vibrant, well-connected lifestyle without compromising on character or comfort.

The property is full of warmth and personality, thoughtfully arranged across three levels to provide versatile living. A welcoming sitting room at the front of

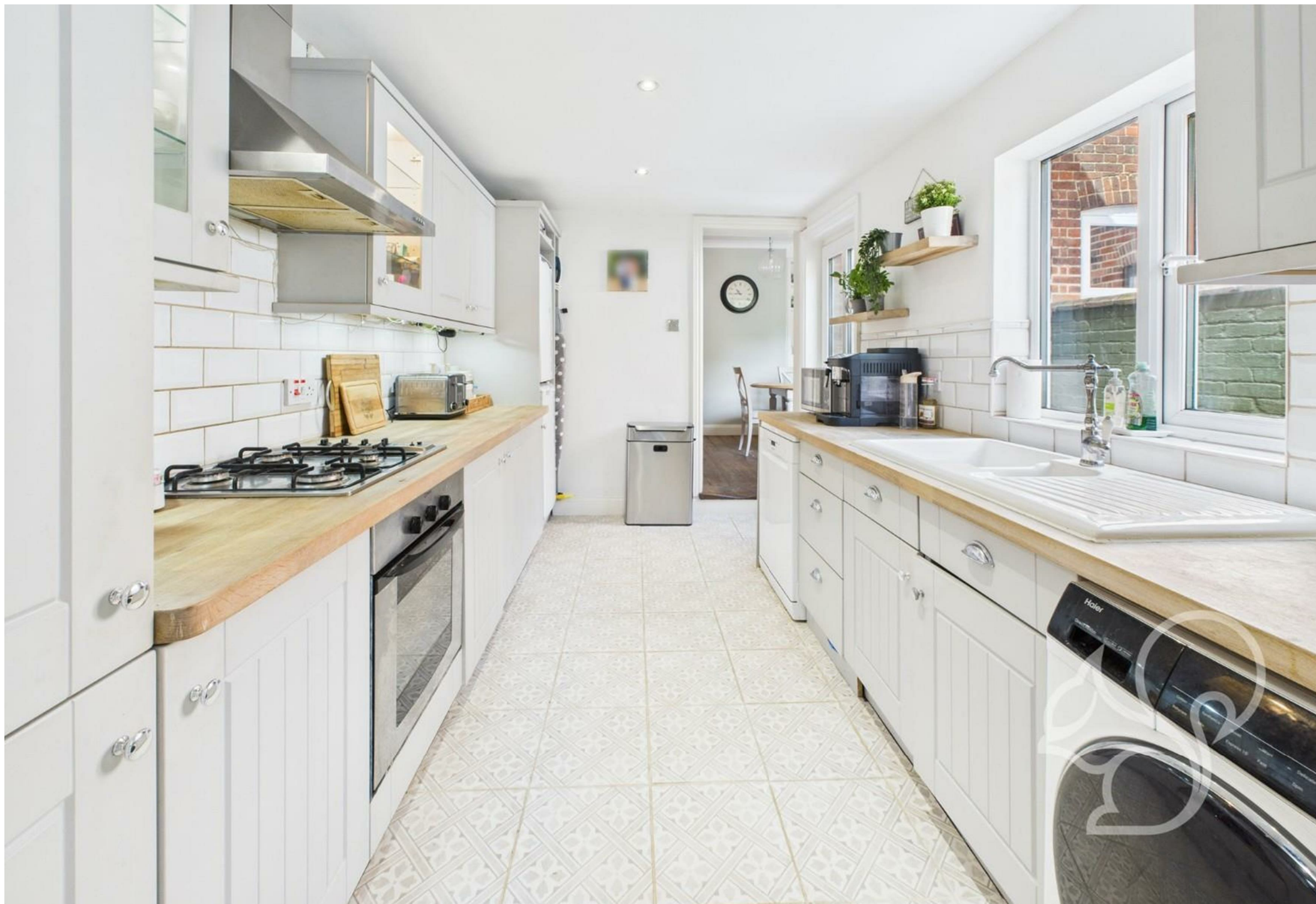
the house sets the tone, with the original features and proportions lending a cosy, homely atmosphere. Further down the hallway, the dining room connects directly to a stylish Shaker-style kitchen, complete with plentiful worktop space. A door from the kitchen opens out into the rear garden, while a separate doorway leads to a full ground floor bathroom — perfect for guests or family use.

One of the standout features of this home is the converted cellar, currently used as a playroom but previously enjoyed as a snug and occasional bedroom. Its flexibility and privacy make it ideal for a variety of needs, whether that's a quiet retreat, home office, or additional family space.

Upstairs, the property boasts three double bedrooms, each with a generous footprint. The principal bedroom benefits from a modern en-suite shower room, whilst the other two bedrooms, both fitted with built in wardrobe space, are served by the downstairs bathroom. Period details continue throughout the home, and there is a good amount of integrated storage to support everyday family living.

Outside, the rear garden is a lovely length — offering plenty of space for planting, play, or dining. At the front, the home benefits from private off-road parking space, with additional permit parking available for two vehicles nearby.











Local Authority:

Tenure:
Freehold

Council Tax Band:
B

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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