



Fornham Road, Bury St Edmunds

Sheridans



Fornham Road, Bury St Edmunds IP32 6AH

Guide Price £315,000

Traditional bay fronted Victorian town house within a short walk of the town centre.

Understood to date back to the 19th century, this traditional Victorian end of terrace town house is built of red brick construction with a white brick facade beneath a slate roof. In more recent years, the property has been the subject of further improvement and updating and now results in a charming home offered with no onward chain and retaining features including wooden flooring and fireplaces. Benefiting from gas fired central heating and double glazing, the accommodation in brief comprises of an entrance hall with door to sitting room with fireplace and bay window to front. The separate dining room is an ideal reception for entertaining with stairs off to first floor and door to the well equipped kitchen, fitted with a modern range of units and plenty of space for appliances. The cellar has been converted and currently used as a spacious third bedroom.

On the first floor is a landing leading to the two spacious double bedrooms served by the family bathroom with bath and separate shower enclosure.

Outside

To the front of the house is a traditional town garden contained within the original white brick wall with decorative iron railing and original iron gateway. Side access leads in turn to the rear garden. The large garden is laid predominantly to lawn, with a central patio area, all bordered by the original red brick wall and close bordered panelling fencing. The garden extends to approximately 95ft in length including a brick built outhouse adjoining the rear of the property, with functioning toilet and sink, making the garden ideal for gatherings & BBQ'S.

Location

The property occupies a prominent setting along this popular road which comprises mostly of Victorian and Edwardian town houses, providing convenient access to the excellent range of schooling, shopping, cultural and recreational facilities the historic cathedral town of Bury St Edmunds has to offer. Bury St Edmunds is famously known as the 'Jewel in the Crown of Suffolk' with a distinct reputation for bringing together the best of old and new, with its rich history and its broad range of venues for dining, shopping and relaxing. These include an impressive fresh produce market every Wednesday and Saturday. The town is renowned for its beautiful Cathedral and for the leafy and floral Abbey Gardens with its impressive medieval ruins, all just a short stroll down from the colourful boutiques and cafe culture of the town centre.

It is easy to see why people want to settle in Bury and make it their home. This property is close to the excellent rail and road networks which make London and Cambridge easily commutable, along with giving access to the fine range of town, country and coastal destinations of East Anglia. Additionally, for international destinations, Stansted Airport is only around an hour's door-to-door journey from the house.

Directions

From the town centre follow along Fornham Road where the house will be found on the right hand side.

Services

All mains services are connected to the property. Gas fired radiator central heating.

Council tax - West Suffolk. Band A.

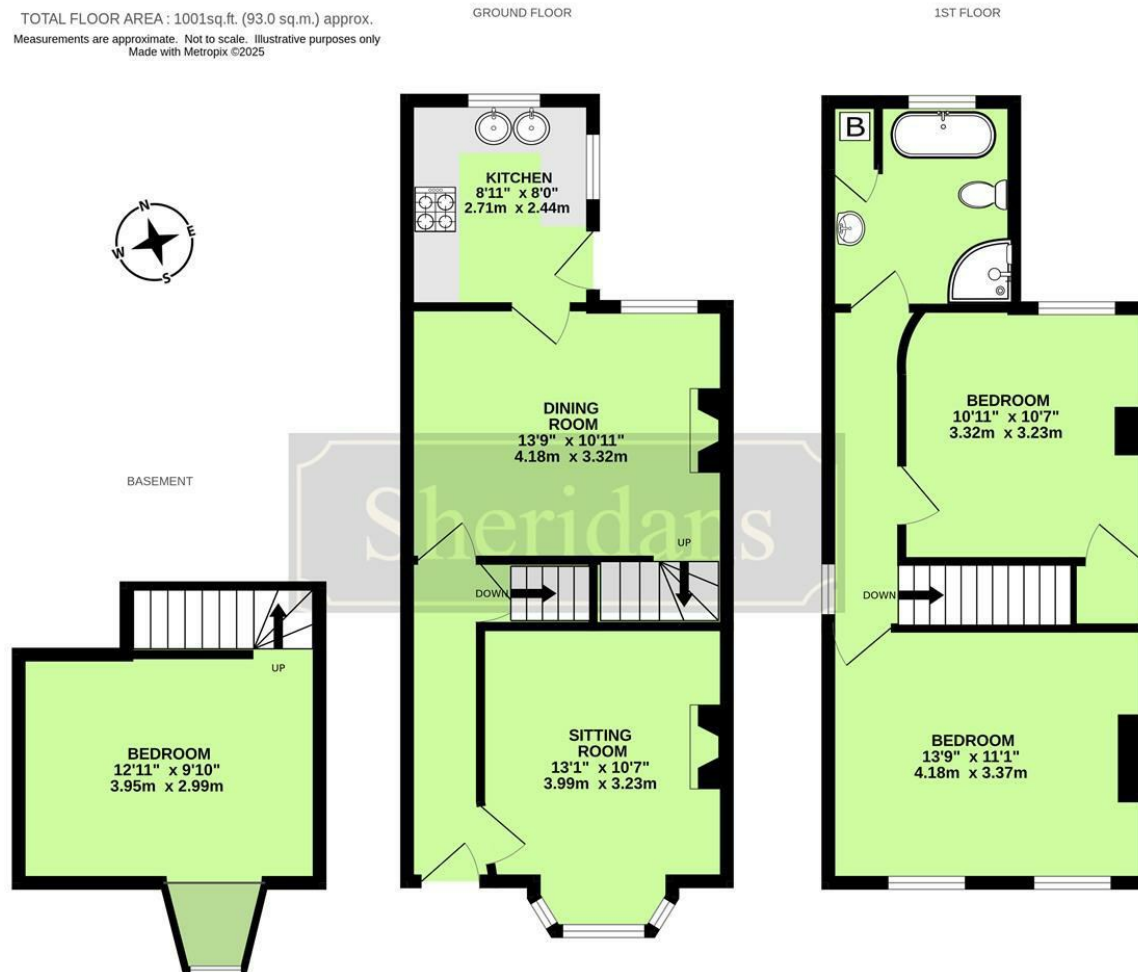
Broadband speed: Up to 1800 mbps available (Source Ofcom)

Mobile phone signal for: Three and O2 (Source Ofcom)

- Traditional end of terrace bay fronted Victorian town house
- Short walk to town centre
- South facing front garden, 95ft rear garden
- Much improved with original features
- Sitting room
- Dining room, well equipped kitchen
- Converted cellar/bedroom 3
- No onward chain
- Two double bedrooms
- Spacious first floor bathroom



TOTAL FLOOR AREA : 1001sq.ft. (93.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.

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