



24 Victoria Street,
Bury St Edmunds, Suffolk, IP33 3BB

INVESTMENT BUYERS/LANDLORDS ONLY

This charming Victorian end of terrace is located within easy walking distance of the town centre and offers a comfortable range of accommodation. The property, which benefits from gas fired central heating, is currently tenanted until SEPTEMBER 2024.

- Well located Victorian end of terrace
- Currently rented out at £1,100 pcm
- Landlords/Investment buyers only
- Sitting room, dining room, fitted kitchen
- Bathroom, 2 good sized bedrooms
- Gardens and on road permit parking

Guide Price £250,000





General Information

The property is located just off the town centre within a particularly sought after residential area. All amenities are close by including a range of shops, restaurants and leisure facilities.

The house is close to schooling for all ages and is within a 15–20 minute walk of the railway station. The A14 can be easily accessed providing a fast route to Ipswich, Cambridge and London (Via the M11).

As previously mentioned the property is currently Tenanted under an Assured Shorthold Tenancy agreement until September 2024. It has a current rental value of £1,100 pcm.

The accommodation benefits from gas fired central heating and includes 2 separate reception rooms, a fitted kitchen and bathroom. On the first floor, there are 2 good sized bedrooms.

Outside

The rear garden has a patio area with the remainder being laid predominantly to lawn with a shed.

Agents Note

As is typical with properties of this era, there is a pedestrian right of way at the rear which can be used by the 2 neighbours to the right. There is on-street permit parking.

COUNCIL TAX – BAND B

DIRECTIONS:

Proceed out of town along Westgate Street and turn right at the roundabout onto Parkway. Turn left at the roundabout onto Kings Road and take the second right into Victoria Street. The property will be found on the right hand side.

Sitting Room 12'1 x 11'0 (3.68m x 3.35m)

Dining Room 9'0 x 8'9 (2.74m x 2.67m)

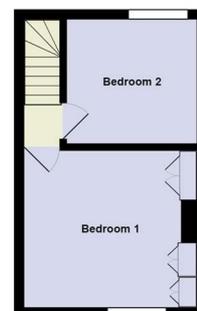
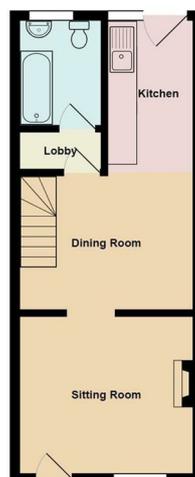
Kitchen 11'1 x 5'8 (3.38m x 1.73m)

Bathroom

Bedroom 1 10'9 x 10'3 min (3.28m x 3.12m min)

Bedroom 2 9'10 x 9'5 (3.00m x 2.87m)

Gardens



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	