



Mortimer &
Gausden

INDEPENDENT ESTATE AGENTS

97 Fornham Road,
Bury St. Edmunds, IP32 6AS

Guide Price
£325,000

INDEPENDENT ESTATE AGENTS

FEELS LIKE HOME! - A spacious townhouse with lots to offer

Believed to date from the late Victorian /early Edwardian period, this attractive townhouse occupies a convenient setting within easy reach of the town centre and railway station.

The house has been exceptionally well cared for and retains much of its character, with high ceilings and good natural light. Although very much in a good condition, it still offers an exciting opportunity for buyers to place their own stamp on the property if desired.

With generous established gardens, versatile accommodation and a very welcoming feel, this charming home would suit families, professionals, or anyone looking for an elegant house in a sought-after area.

- Well maintained and much loved townhouse
- Situated close to the town and all amenities
- Hall, bay front sitting room, dining room
- Kitchen/breakfast room, utility and cloakroom
- 2 Double bedrooms, generous sized bathroom
- Converted cellar, gas fired central heating
- Front and rear established gardens
- Early viewing advised



In more detail, the accommodation comprises:

On the ground floor:

The entrance hall has a staircase to the first floor and also gives access to the sitting room and dining room. The sitting room is a lovely, bright space with a bay window, a feature fireplace, a fitted picture rail, and a high ceiling. The dining room is equally well proportioned with another fireplace, French doors leading into the kitchen/breakfast room, and a further door leading down to the cellar.

Leading off the dining room is the kitchen/breakfast room, which includes ample cupboards, worktop surfaces, and appliance space. With some updating, this room could easily become the heart of the home. Leading off the kitchen is a small utility area and a downstairs cloakroom.

On the lower floor:

The cellar has been converted to provide useful additional accommodation and would be perfect as a home office, gym, or occasional bedroom. There is natural light and a built-in cupboard.

On the first floor:

A spacious landing area gives access to both bedrooms and the family bathroom. Bedroom 1 is a very large double room with a Victorian-style fireplace and 2 windows, making it possible to divide into 2 smaller bedrooms if desired. Bedroom 2 is a very comfortable double room again with a fireplace. Finally, the bathroom is very spacious and includes a separate shower cubicle.

Outside:

The property is set back well from the road with a lawned garden being bordered by mature hedging. The rear garden affords a good degree of privacy and seclusion and is well established with a patio area, lawn, and well-stocked flower and shrub borders. To the rear boundary is a useful garden shed and a rear pedestrian access. The house has no allocated parking, but ample parking is available in the road just around the corner in Avenue Approach.

Council Tax: Band B

Energy Performance Rating: D

Local Council: West Suffolk

Services: All main services connected

Broadband: Ultrafast broadband available (source: Ofcom)

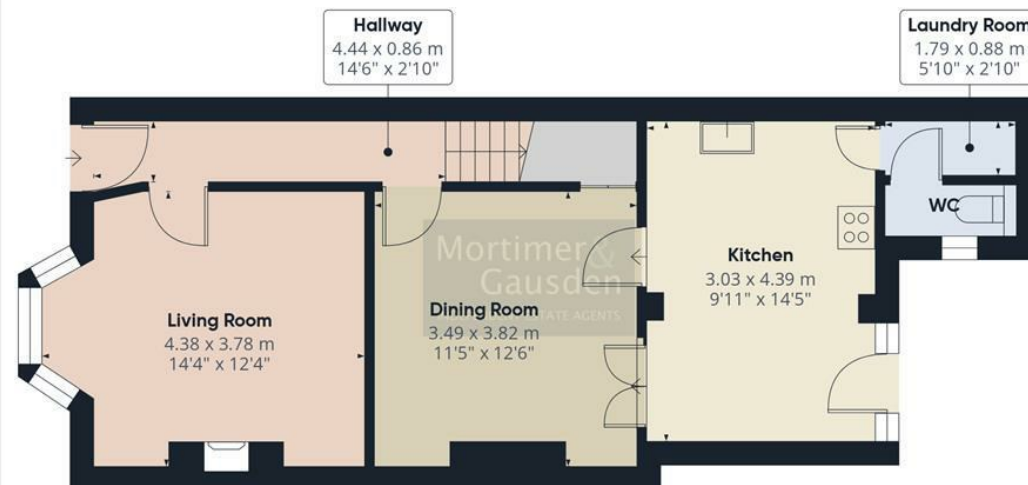
Mobile Coverage: Service available from all providers (source: Ofcom)

What3Words ///grants.bronzer.guideline

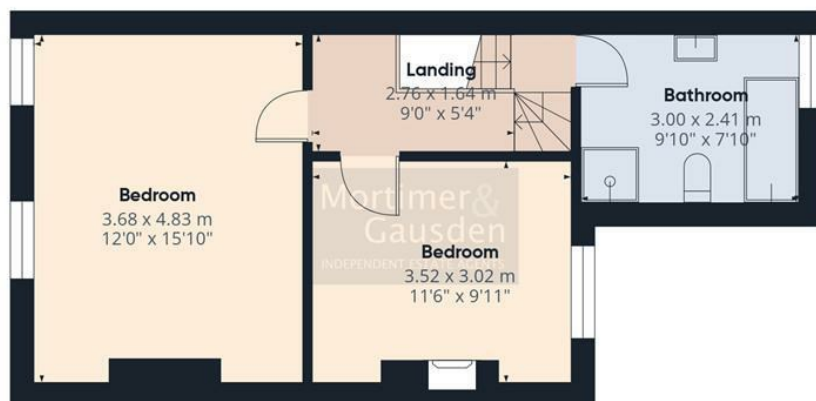




Floor -1



Floor 0



Please Note: These details have been carefully prepared in accordance with the Sellers instructions, however their accuracy is not guaranteed. Measurements are approximate and where floor plans have been included, they serve purely as a guide to general layout and should not be used for any other purpose. The photographs displayed are also for promotional purposes only, and do not indicate the availability to purchase any of the fixtures and fittings. We have not tested any services or appliances, and potential purchasers should make their own enquiries to ensure that they are of a satisfactory working standard. Important: No person in the employment of Mortimer & Gausden Limited has any authority or ability to make or give warranty or representation whatsoever in relation to this property. If you are in any doubt as to the correctness of any of the content contained in either these details, our advertising or website, please contact our offices immediately.

mail@mortimerandgausden.co.uk
www.mortimerandgausden.co.uk
7 Langton Place, Bury St. Edmunds, Suffolk. IP33 1NE

01284 755526