



Mortimer &
Gausden

INDEPENDENT ESTATE AGENTS

2 Victoria Street,
Bury St. Edmunds, IP33 3BB

Offers In Excess Of
£420,000

*This charming Victorian property
is likely to have wide appeal!*

Located within a short walk of all town centre amenities, this attractively presented Victorian semi-detached house retains many lovely original features.

From the moment you step inside, you will feel at home, and will no doubt appreciate the character, high ceilings and generous proportions of this elegant house.

It is worth noting that the master bedroom is very large and has 2 windows - so could easily be divided to provide 2 smaller bedrooms, making the house a 4 bedroom semi, if preferred.

Set in enclosed gardens with off-road parking to the front, the property benefits from gas-fired central heating.

Bury St. Edmunds offers an excellent range of shopping, educational and recreational facilities, making this lovely property the ideal place to make your home and enjoy this beautiful Suffolk market town.

- Attractive Victorian semi detached home
- Sought after area, close to town amenities
- Well proportion accommodation
- Impressive 16'7 x 13'0 main bedroom
- Bathroom and seperate shower room
- Gas fired central heating
- Enclosed rear garden
- Parking and drive access to garden



On the ground floor: The entrance hall gives access to both reception rooms, the kitchen and cellar. The sitting room features an attractive fireplace and opens through into the dining room which is of a good size and also features an open fireplace. The kitchen is fitted with a range of wall and base cupboards with plenty of worktop space. There is a fitted electric oven and grill, 5-ring gas hob and an integrated fridge/freezer and dishwasher. A rear lobby is located off the kitchen with a door to the garden and a further door leads to the bathroom.

The cellar is currently used for storage, but would certainly make an ideal wine store.

On the first floor: The landing area gives access to all three bedrooms. The principal bedroom is particularly generous in size and with two windows, it would be possible to divide it into two separate bedrooms. Alternatively, there could be the potential to create an ensuite. Bedroom 2 is a good size double room and the shower room is situated off bedroom 3.

Outside

An off-road parking space is situated at the front of the house and a shared drive leads to the rear of the property.

The enclosed rear garden is approximately 40' deep. and has been landscaped for ease of maintenance, being mostly laid to shingle and timber decking.

COUNCIL TAX -BAND C

ENERGY PERFORMANCE RATING - D

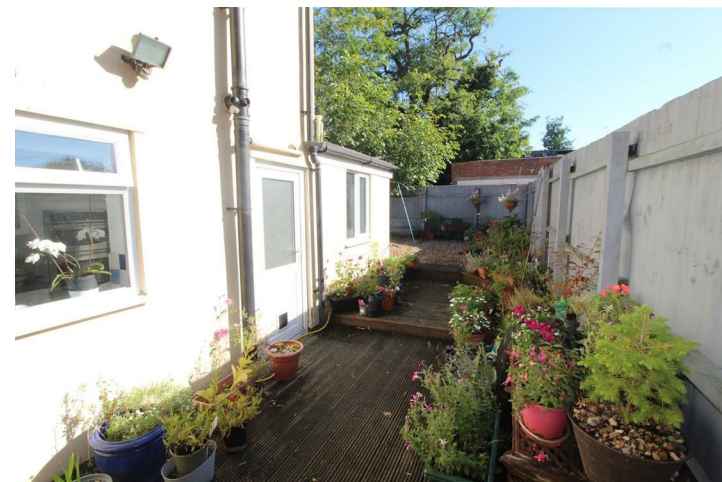
COUNCIL - West Suffolk

SERVICES - Mains water, electricity and drainage.

BROADBAND - Ofcom states Ultrafast broadband is available

Mobile - Ofcom states EE & Three are likely 02 & Vodafone limited

WHAT3WORDS ///candle.etchings.nest





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.

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