





Situated in the popular market town of Bury St Edmunds, this well-proportioned 1930's three-bedroom house offers a fantastic opportunity for those looking to put their own stamp on a characterful property. The home features two generous reception rooms, a kitchen, and a convenient ground floor cloakroom, providing a solid foundation for modern living. While in need of modernisation, the house boasts an enclosed rear garden, off-road parking, and a versatile workshop, all within easy reach of the town's amenities, making it an ideal project for buyers seeking both charm and potential.

Entrance Hall

13' 8" x 6' 3" (4.17m x 1.9m)

Exposed timber floorboards, stairs leading to first floor. Window to side. Radiator.

Sitting Room

15' 4" x 13' 6" (4.67m x 4.11m)

High ceilings and a bay window to the front of the property creates a light bright sitting room. Feature fireplace with brick surround. Radiator.

Dining Room/Family Room

24' 1" x 10' 11" (7.35m x 3.34m)

Dining room opening into family room with sliding doors leading to the garden. Fireplace with surround. Two radiator.

Kitchen

16' 1" x 6' 11" (4.91m x 2.11m)

Fitted kitchen in need of updating. Range of base, drawer and wall units with work top over. Inset sink and drainer with electric hob. Space for washing machine, fridge freezer and oven. Window to rear, door to side. Radiator.

Cloakroom

4' 11" x 2' 7" (1.49m x 0.8m)

WC and wash hand basin. Window to side.

First Floor Landing

8' 11" x 7' 2" (2.72m x 2.19m)

Bedroom 1

15' 2" x 11' 3" (4.62m x 3.42m)

Fitted wardrobes. Window to rear. Radiator.

Bedroom 2

15' 3" x 11' 3" (4.64m x 3.42m)

Fitted wardrobes. Bay window to front. Radiator.

Bedroom 3

8' 11" x 8' 5" (2.72m x 2.57m)

Window to front. Radiator.

Bathroom

9' 1" x 7' 7" (2.78m x 2.31m)

Bathroom suite comprising of corner bath with shower over, WC, pedestal wash hand basin. Window to rear. Loft access. Radiator.

Outside

Front Garden

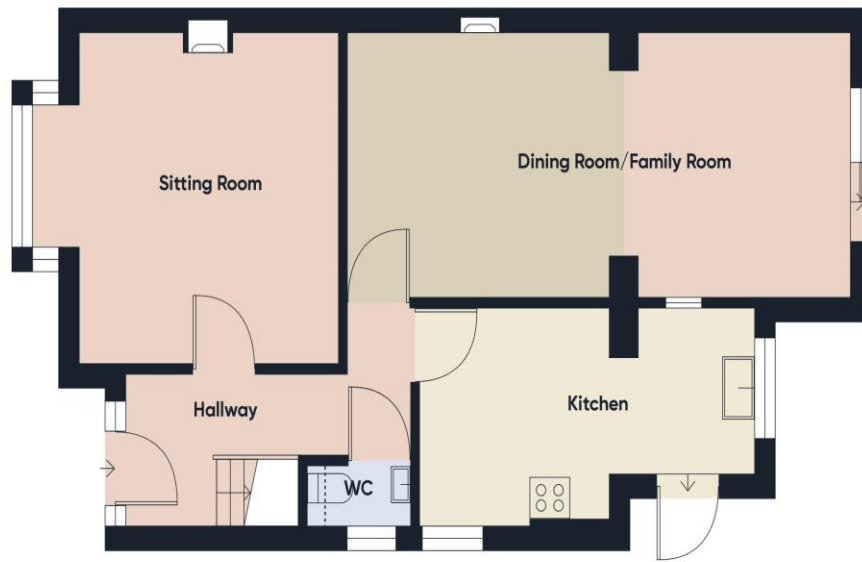
The front of this property is a well maintained space with a driveway providing parking. There is a lawn area to the side of the drive with flower and shrub borders. To the side, a secure gate offers convenient access to the rear garden.

Rear Garden

The east facing garden is mainly laid to lawn with some established shrubs. A large workshop. Gated access to the front of the property.

Workshop

17' 3" x 11' 8" (5.25m x 3.55m)



Ground Floor



Floor 1

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