



Jackson & Co



Cullum Road

Bury St Edmunds, IP33 3PB

Offers in excess of £210,000

A delightful two-bedroom Victorian terrace close to the centre of town, offering a blend of period charm and modern comforts. With a spacious rear garden, convenient location, and well-maintained interiors, this property offers a comfortable and inviting place to call home.



Property Features

- Charming two bedroom Victorian terrace
- Gas central heating and uPVC double glazed throughout
- Beautifully decorated and maintained home
- Council Tax Band – B & EPC Rating – C
- Great size westerly facing rear garden
- Modern kitchen and bathroom
- Close proximity to town centre and West Suffolk Hospital
- Perfect first time buy or investment
- Charming sitting room with brick chimney feature
- CHAIN FREE!

FULL DESCRIPTION

Situated just a gentle stroll away from the town centre, the Arc shopping centre, and the West Suffolk Hospital, this property enjoys a prime location. Cullum Road provides convenient access to essential amenities and is within easy reach of the A14 for commuters.

The ground floor boasts a charming living room with a feature brick chimney, a modern kitchen perfect for culinary enthusiasts, and a rear lobby leading to the bathroom and a utility cupboard. Upstairs, the first floor houses two double bedrooms, offering ample space for relaxation and rest.

Externally, the property presents a recently landscaped front garden with a mosaic pathway leading to the entrance, enclosed by a picket fence. The south/westerly facing rear garden is generously sized and predominantly laid to lawn, complemented by a shed at the rear.

MEASUREMENTS:

SITTING ROOM 12' 04" x 11' 04" (3.76m x 3.45m)

KITCHEN/DINER 11' 3" x 9' 3" (3.43m x 2.82m)

REAR LOBBY 3' 37" x 3' 90" (1.12m x 1.19m)

BATHROOM 6' 33" x 5' 90" (1.93m x 1.80m)

MASTER BEDROOM 12' 04" x 11' 04" (3.76m x 3.45m)

BEDROOM TWO 9' 4" x 8' 6" (2.84m x 2.59m)

Tenure: Freehold

Council Tax Band: B

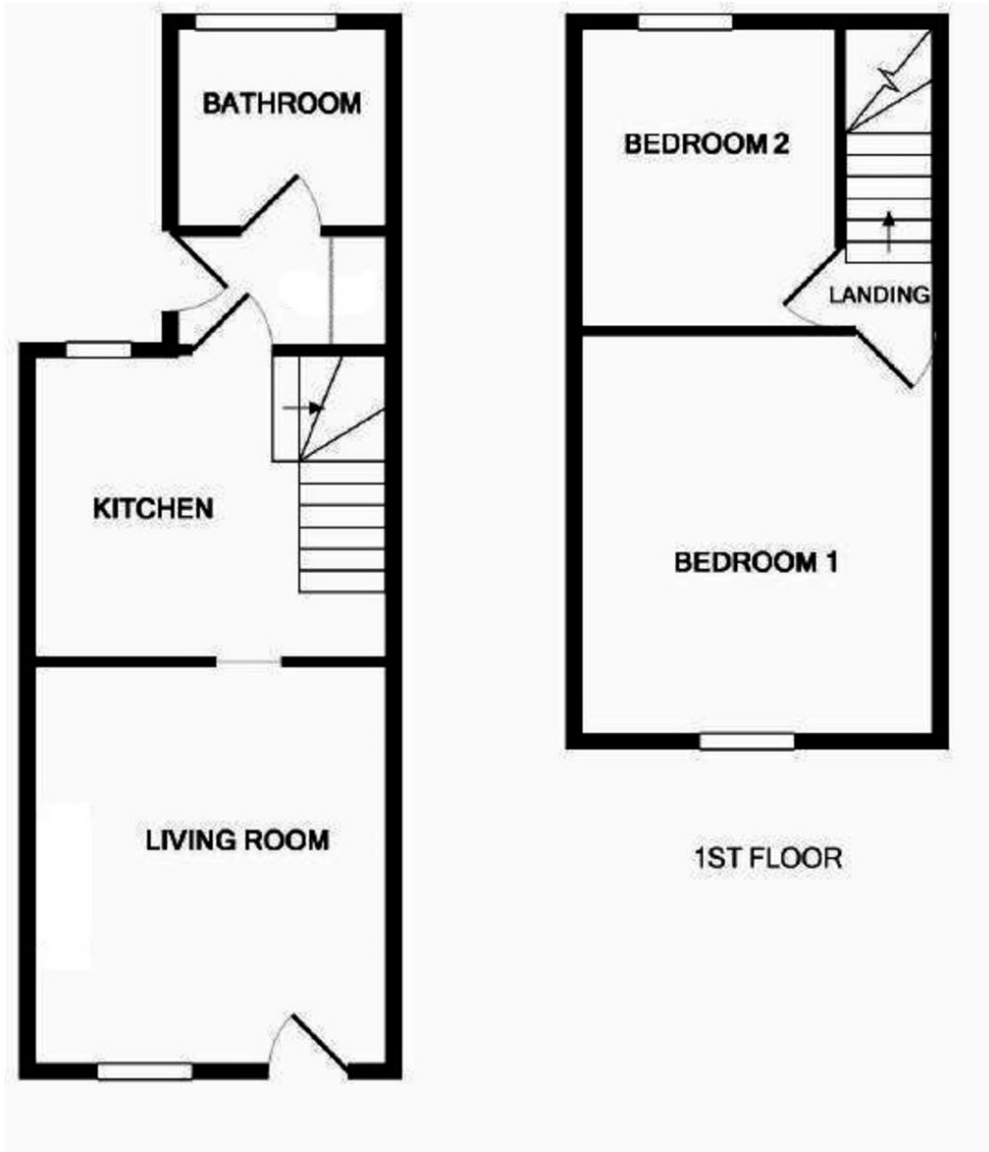
Local Authority: West Suffolk

Services: Mains Gas, Electric and Water.

Parking: Permit parking available







Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Jackson & Co Bury St
Edmunds

www.jacksonandcoveringsuffolk.co.uk
contact@jackson-ps.co.uk
01284 598 030

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements