



81 Kings Road, Bury St. Edmunds

Guide Price £270,000

THE
M&G
PARTNERSHIP



81 Kings Road

Bury St. Edmunds

- Walking Distance To The Town Centre
- Permit Parking
- Bathed In Natural Light Throughout
- Converted Cellar, Making For An Ideal Office
- Large Rear Garden - Circa. 120ft
- Fitted Storage In Bedroom One
- Viewing Highly Recommended
- NO ONWARD CHAIN

A charming Victorian home offering well-proportioned and versatile accommodation, with a lovely mix of character features and practical living space. The property is located within minutes of the town centre and includes high ceilings, original floorboards, a bay-fronted sitting room with fireplace, separate dining room, galley-style kitchen and useful utility room opening to the garden.

A converted cellar provides excellent additional space, ideal as a home office, snug, cinema room or hobby room. Upstairs are two bedrooms, including a generous main bedroom with fitted storage, together with a family bathroom.

Outside, the private rear garden is arranged with a sizeable patio, lawn, mature planting and shed. Side access is available, with the usual neighbouring right of way typical of homes of this age and style, while permit parking is available to the front.



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Lounge

11' 11" x 10' 11" (3.64m x 3.32m)

Dining room

11' 10" x 11' 0" (3.60m x 3.36m)

Kitchen

13' 8" x 5' 11" (4.16m x 1.80m)

Utility Room

14' 1" x 5' 6" (4.29m x 1.68m)

Cellar

11' 5" x 10' 5" (3.49m x 3.17m)

Landing**Bedroom 1**

12' 0" x 10' 1" (3.66m x 3.08m)

Bedroom 2

11' 1" x 5' 11" (3.38m x 1.80m)

Bathroom

7' 3" x 5' 11" (2.21m x 1.81m)

OUTSIDE

The private rear garden is divided into three main sections, the first being a sizeable patio leading from the utility room, before moving into a substantial lawn and mature shrubbery. Access can be found down the side of the property, and also provides a right-of-way for neighbouring properties if required. Permit parking can be found at the front of the property.

Agent Notes:

EPC Rating – E, Council Tax – B (West Suffolk)

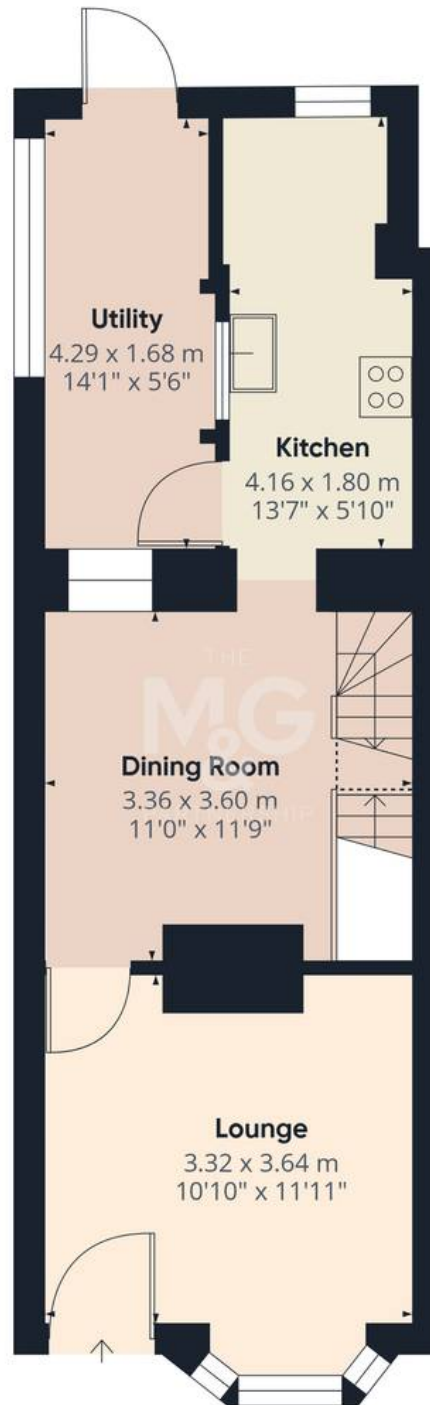
No Onward Chain, All Mains Services Connected, Gas Central Heating.

Broadband: Ultrafast broadband & full fibre available
Mobile Coverage: Service available from all providers





Floor -1



Floor 0



Floor 1



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