



SOUTHGATE STREET, BURY ST. EDMUNDS

IP33 2BJ

OIEO £250,000
FREEHOLD

Beautifully restored Victorian terraced home on the south side of the historic market town of Bury St Edmunds. The accommodation comprises an entrance hall, a recently fitted modern kitchen opening into the sitting room, and a lined cellar offering a versatile second reception room, home office or occasional bedroom. The first floor features a spacious principal bedroom with en-suite and a stylish bathroom with an exposed brick feature wall, while the second floor provides a generous second bedroom. Outside, the enclosed south-facing rear garden enjoys a patio seating area and lawn, creating an ideal space for relaxing and entertaining. Early viewing is highly recommended.

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SOUTHGATE STREET

- Beautifully Presented Victorian Terrace Two Bedroom Home
- Chain Free
- Converted Cellar & Refurbished Throughout
- Gas Fired Central Heating
- Stylish Open Plan Kitchen/Sitting Room
- Master Bedroom With En-Suite
- South Facing Enclosed Rear Garden
- New Windows & Doors
- Within Walking Distance To Town Centre
- Step Inside Today With Our 360 Virtual Tour!



Sitting Room

Sash window to front. Brick feature fireplace with slate hearth. Solid wood flooring. Radiator. Seamlessly opening to the kitchen.

Kitchen

Stylish kitchen with a range of soft close wall and base cupboard and drawer units with ample natural wood worktops over. Inset sink and drainer with flexi hose. Integrated electric oven with hob and extractor hood over, dishwasher, fridge and washing machine. Slate flooring and brick exposed chimney breast. Over-stairs storage with power. Heated towel rail. Door to rear entrance and cellar. Window overlooking the rear garden.

Cellar/Family Room

Stairs to cellar with exposed brick and storage cupboard. Window to front. Radiator.

Rear Entrance

Stairs to first floor and door to rear garden. Slate flooring.

First Floor Landing

Stairs to second landing. Radiator.

Bedroom 1

Double room with feature exposed brick chimney breast. Sash window to front. Radiator.

En-Suite

Stylish suite, WC and wash hand basin. Fully tiles shower cubicle. Travertine tiled flooring. Heated towel rail.

Bathroom

WC and pedestal wash basin. Bath fully tiled with shower over and screen. Window to rear and heated towel rail.

Second Floor Landing

Door and stairs to second floor

Bedroom 2

Spacious double with exposed brick chimney breast. Two eaves storage cupboards. Velux window to rear. Radiator.

Outside

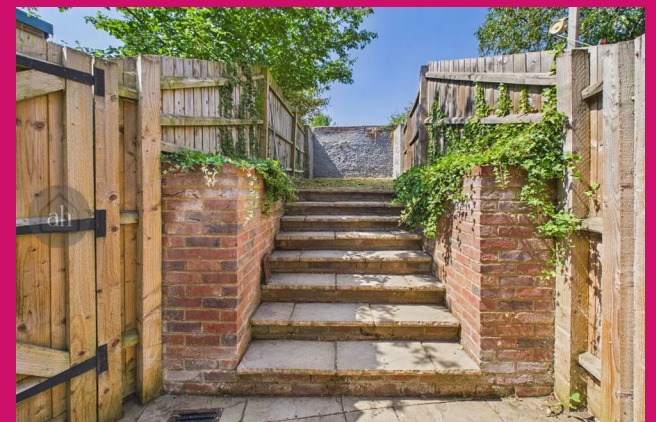
Enclosed south facing garden with patio seating area and steps leading up to a lawned area. Gated access to both sides for right of way.

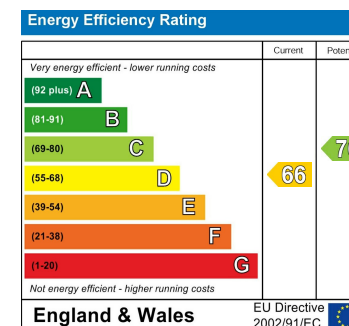
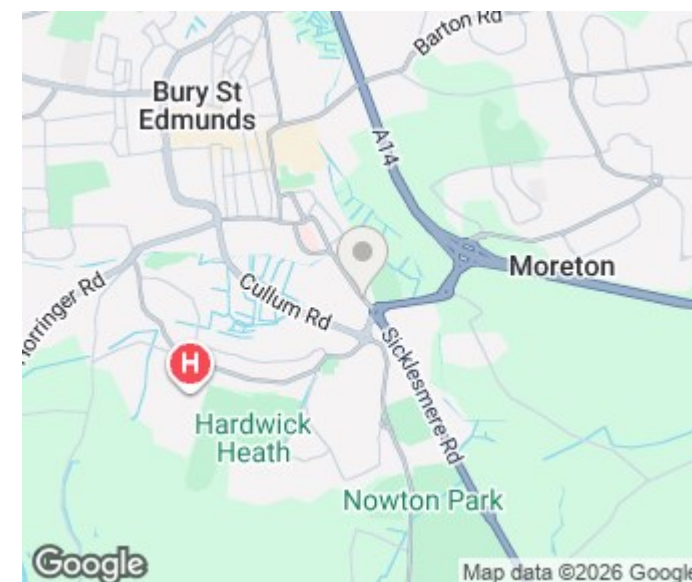
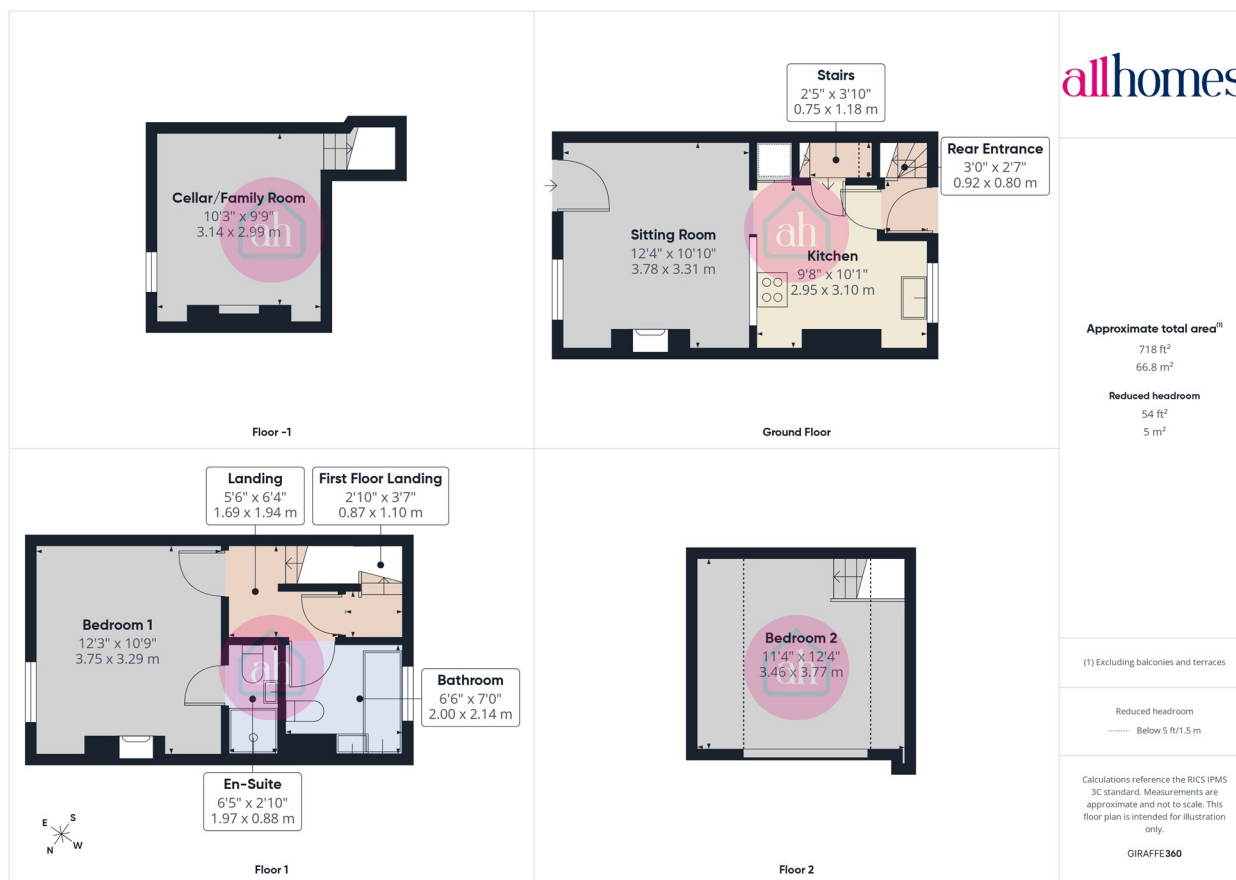
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EPC Rating: D Council Tax Band: A

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