



Fornham Road, Bury St. Edmunds

Sheridans



Fornham Road, Bury St. Edmunds IP32 6AW

Guide Price £400,000

This charming Victorian terraced house is within easy reach of the town centre and is built of traditional red brick construction beneath a slate roof, retaining characteristics one would associate with a home of its era including generous ceiling height and sash windows. Off-road parking and a large attractive garden further enhance the desirability of the property.

The property provides light and airy accommodation which in brief comprises: hallway, a spacious front aspect sitting room with a lovely bay window, dining room, kitchen, utility and cloakroom. There is a generous, versatile cellar which has good head height and could be used as a cinema room, home office or fourth bedroom subject to building and fire regulations.

On the first floor there are three good sized bedrooms. The generous bathroom is well presented and benefits from a white suite comprising a bath, low level wc and pedestal wash hand basin as well as a chrome heated towel rail. There is also potential to move up another level into the roof space if desired (subject to planning and building regs).

Outside

To the rear of the property the mature garden which is laid mainly to lawn is certainly another feature of this charming house. Adjacent to the rear and side of the house there is smart brick block paving and several areas to set up a table and chairs in order to enjoy some outdoor dining during the warmer months.

The side pathway leads to a side gate and accesses the brick block driveway which can accommodate parking for two cars.

Location

The property is perfectly situated only a short 10 minute walk from the historic town centre and 2 minutes to the train station. It is close to well-regarded schools and sports facilities, and uniquely independent shops (as well as well known high street stores, and including a Waitrose supermarket just a short walk away), and the beautiful parks, cinemas, theatres and restaurants for which the town is famously known as the 'jewel in the crown of Suffolk'.

The house is close to everything that gives Bury its distinct reputation for bringing together the best of old and new, with its rich history and its broad range of venues for dining, shopping and relaxing. These include an impressive fresh produce market every Wednesday and Saturday and the famous burgeoning Christmas market which features artisans, world cuisine stalls, Victorian funfair attractions and a carol service. The town is renowned for its beautiful Cathedral and for the leafy and floral Abbey Gardens with its impressive medieval ruins, all just a short stroll down from the colourful boutiques and cafe culture of the town centre.

It is easy to see why people want to settle in Bury and make it their home. This property is close to the excellent rail and road networks which make London and Cambridge easily commutable, along with giving access to the fine range of town, country and coastal destinations of East Anglia. Additionally, for international destinations, Stansted Airport is only about an hour's door-to-door journey from the house.

Directions

From the town centre proceed north along Northgate Street. At the roundabout take the second exit and continue onto Fornham Road, where number 39 will be found further on the left hand side.

- Characterful Victorian home within walking distance of town and the train station
- Three/four bedrooms
- Sitting room
- Dining room
- Kitchen with a cloakroom
- Large cellar which has potential for multiple uses
- First floor bathroom
- Attractive good sized mature garden
- Brick block driveway offers parking for two cars

Services

All mains services are connected.

Council Tax: West Suffolk Band: C

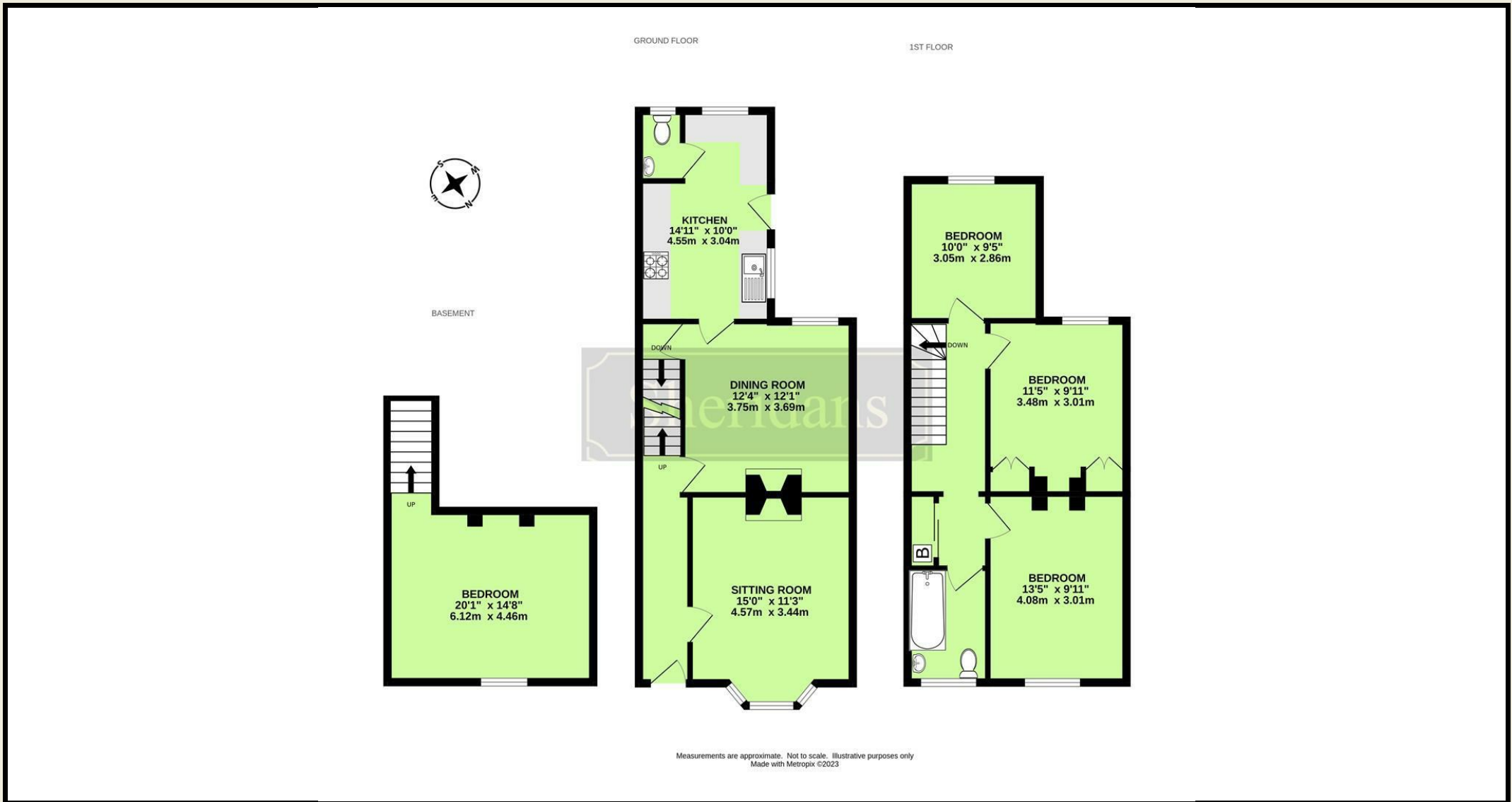
Broadband speed: Up to 1800 mbps available (Source Ofcom)

Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)

Flood Risk: Very Low Risk (source gov.uk)

EPC Rating D.





These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.

Sheridans Estate Agents

Web: www.sheridans.ltd.uk **Email:** info@sheridans.ltd.uk

Bury St. Edmunds Office

19 Langton Place,
Bury St Edmunds, IP33 1NE
Tel: 01284 700 018

Knightsbridge London Office

45 Pont Street,
London, SW1X 0BD
Tel: 020 7629 9966

Registered in England No. 04461290

VAT Number: 794 915 378

Registered office: Sheridans Limited, 19 Langton Place, Bury St Edmunds, IP33 1NE



Sheridans