



**Raven House,
Bury St. Edmunds, Suffolk.**

DAVID
BURR



RAVEN HOUSE, BURY ST. EDMUNDS, SUFFOLK. IP33 3RQ

The Cathedral town of Bury St Edmunds lies in West Suffolk at the heart of East Anglia famous for its Benedictine Abbey. The town has extensive facilities and amenities to cater for all walks of life and has exceptional transport links. The A14 bypasses the town and links the Midlands with the East coast. London via the M11 is 60 miles. The railway station offers services to Cambridge, Norwich and Ipswich with connections for London. A commuter rail link is available at Stowmarket.

This 3-storey end terraced Edwardian Villa retains much of its original character (sash windows, high ceilings, cornicing, fireplaces, etc) but is in need of significant renovation. The property offers versatile accommodation with the added benefit of generous garden and off-road parking. **NO ONWARD CHAIN.**

An elegant Edwardian end terraced villa requiring renovation.

ENTRANCE HALL: 15ft. Fitted barrier matting, high ceiling, picture rail, cornicing and deep skirting. Staircase off and doors to:-

SITTING ROOM: With a high ceiling and large triple sash bay window. Cornicing, picture rail and deep skirting. Fireplace with tiled slips, hearth and moulded wood surround.

DINING ROOM: A large sash window provides a view over the rear garden. High ceiling, picture rail and cornicing. Open fireplace with tiled slips, hearth and moulded wood surround. Shelved storage cupboards behind attractive pine door and door to:-

KITCHEN/BREAKFAST ROOM: With ornate cornicing, tiled floor and a range of units with worktops incorporating a twin enamel sink unit with mixer tap over. Plumbing for washing machine and dishwasher. Gas range and electric oven below. Integrated fridge. Breakfast bar and door opening to the garden beyond.

CELLAR: Divided into two distinct areas, one providing useful storage and ideal for wine store and the main area having a fitted worktop, radiator and power points.

First Floor

LANDING: A spacious area with a high ceiling, useful storage cupboard, access to loft storage space and staircase to second floor. Doors to:-

BEDROOM 1: A light room with 2 large sash windows, high ceiling, picture rail and deep skirting. Fireplace with ornate grate, moulded wood surround and tiled hearth.

BEDROOM 2: A large sash window provides views over the rear garden. High ceiling. Fireplace with inset Victorian fireplace and moulded wood surround.

BEDROOM 3: Ornate cornicing and sash window providing views over the rear garden.

BATHROOM: Bath with shower over, WC and wash hand basin. 2 obscured glass windows.

Second Floor

BEDROOM 4: A sash window provides a roof-top view. Door to:-

ENSUITE: Fully tiled shower cubicle, WC and wash hand basin.

STORE/DRESSING ROOM: Currently a store with a water tank and shelving but offering potential to be a dressing room/walk-in wardrobe if required.

Outside

The 65ft long rear garden starts with a large terrace to the side and rear and includes access to the front garden. There is a central expanse of lawn bordered by established trees and shrubs and **PARKING SPACE** to the rear.

AGENTS NOTE

The property requires significant renovation and we understand in the past has been the subject of underpinning.

The property is only likely to suit cash buyers or those requiring a modest mortgage facility.

The property is within a conservation area.

We understand that second floor configuration is in all likelihood original to the house but certainly pre-1990 and as such there is no planning/building regulation records.

SERVICES: Main water, drainage and electricity are connected. Gas fired heating to radiators. **NOTE:** None of these services have been tested by the agent.

LOCAL AUTHORITY: West Suffolk Council: 01284 763233. Council Tax Band: D - £

EPC RATING: E.

BROADBAND SPEED: Up to 1800 Mbps (source Ofcom).

MOBILE COVERAGE: EE and Three - good outdoor and in-home, 02 and Vodafone – good outdoor (source Ofcom). **NOTE:** David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or phone services by visiting <https://checker.ofcom.org.uk/>.

WHAT3WORDS: ///producing.udder.aimless

VIEWING: Strictly by prior appointment only through DAVID BURR Bury St. Edmunds 01284 725525. **NOTICE:** Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.



Out Risbygate, Bury St. Edmunds, IP33

Approximate Area = 1632 sq ft / 151.6 sq m

For identification only - Not to scale



