

oakheart

£290,000

Asking Price

The Street, Pakenham, Bury St. Edmunds

Nestled in the charming village of Pakenham, Bury St. Edmunds, this delightful Victorian detached house presents a unique opportunity for those seeking a project to transform a property into their dream home. With two well-proportioned bedrooms and a spacious reception room, the layout offers a solid foundation for modern living.

The house is in need of full refurbishment, allowing you to personalise every aspect to suit your taste and lifestyle. The generous-sized garden is a standout feature, providing ample outdoor space for gardening, entertaining, or simply enjoying the tranquility of village life. Additionally, the property benefits from parking, ensuring convenience for you and your guests.

Pakenham is a popular village known for its community spirit and picturesque surroundings, making it an ideal location for families and individuals alike. This property is not just a house; it is a canvas awaiting your vision. With its Victorian charm and potential for modernisation, this home is perfect for those looking to invest in a property with character and promise. Don't miss the chance to create a beautiful residence in this sought-after area.











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**GLA<sup>1)</sup>**  
77.89 m<sup>2</sup>  
838.38 ft<sup>2</sup>

**Total**  
83.28 m<sup>2</sup>  
896.36 ft<sup>2</sup>

(1) Finished, above grade  
Ext. wall thickness assumed: 15.24 cm/6 in

Reduced headroom  
----- Below 1.5 m/5 ft  
Areas with headroom below 1.52 m/5 ft are excluded

Calculations reference the ANSI-Z765 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.


GIRAFFE360

Local Authority:  
West Suffolk

Tenure:  
Freehold

Council Tax Band:  
C

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

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

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