Mortimer & Gausden
INDEPENDENT ESTATE AGENTS

1 Durbar Terrace, Bury St. Edmunds, Suffolk, IP33 3AW

Everything you could wish for in a period townhouse! If you are looking for the character and charm of the Edwardian era and want to be within easy walking distance of the town centre, this attractively presented townhouse would seem ideal.

The house, which has been extended to the rear, offers flexible accommodation arranged over 3 floors. With pleasant gardens and a garage, this is certainly one you won't want to miss.

- Beautifully presented Edwardian townhouse
- Occupying an excellent setting close to amenities
- Bay fronted sitting room, separate dining room
- Stylish kitchen/family room, two open fireplaces
- Gas central heating, enclosed gardens, garage

Guide Price £375,000

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General Information

The property is located just off Springfield Road and is a short walk away from all town centre amenities. Bury St. Edmunds offers a comprehensive range of educational, recreational and shopping facilities. The house is also located reasonably close to the railway station and has easy access to the A14 which provides a fast route to Ipswich, Cambridge and London via the M11.

Sometimes the moment you walk through the door of a property it just 'feels right' and we expect that is exactly the feeling you will get when you view this lovely period home. The property is presented in excellent decorative order throughout and has been sympathetically updated whilst still retaining original features such as open fireplaces and sash windows. There is also the benefit of gas fired central heating serving radiators.

On the ground floor: The sitting room, with its open fireplace and attractive surround, has a lovely light feel to it courtesy of the bay window. The dining room offers space for a good-sized dining table and as with the sitting room, there is an open fireplace. Moving through into the open plan kitchen/family room and you will see why our vendors consider this to be their favourite part of the house. The attractive fitted kitchen features an integrated fridge, dishwasher and washing machine. Being open plan to the family room, which has french doors opening onto the rear garden, this area provides the perfect place to entertain or just relax and chill out. There is also the benefit of a utility room and stylish shower room situated off the family room.

On the first floor: The master bedroom features two fitted wardrobes and has a good-sized ensuite complete with a bath and separate shower. The second bedroom is also a double in size.

On the 2nd floor: The attic bedroom is another decent sized room with eaves storage and a Velux window provides plenty of natural light.

AGENTS NOTE
The property has been extended and altered over the years and whilst the ground floor extension has building regulations, other works of an older nature do not, therefore a building regulation indemnity policy has been put in place.

Outside
The property is set behind a low brick wall and the front garden has been landscaped for ease of maintenance. The enclosed rear garden is laid mainly to lawn and there are attractive shrub and flower borders, a good-sized patio area and a shed/workshop. The garage is located at the rear of the garden and has a personal door to the garden and up and over door to the street. There is also a small storage area to the side of the garage.

Directions
From the town centre continue down Parkway, At the roundabout turn left into Out Risbygate. Take the 3rd right hand turning into Grove Road and then turn right into Challice Road. Proceed to the end of Challice Road and the property will be seen, at the top of Durbar Terrace, marked by our for sale board.

Sitting Room 12'6 x 11'0 plus bay window (3.81m x 3.35m plus bay window)

Dining Room 12'6 x 10'11 (3.81m x 3.33m)

Kitchen 7'10 x 7'10 (2.39m x 2.39m)

Utility Room 10'0 x 2'7 (3.05m x 0.79m)

Family Room 15'0 x 11'0 max overall (4.57m x 3.35m max overall)

Shower Room 7'0 x 6'11 (2.13m x 2.11m)

First Floor

Master Bedroom 12'6 x 8'10 plus wardrobes (3.81m x 2.69m plus wardrobes)

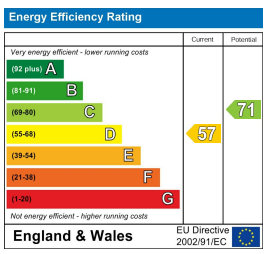
Ensuite 8'0 x 7'10 (2.44m x 2.39m)

Bedroom 2 12'6 x 10'11 max 7'10 min (3.81m x 3.33m max 2.39m min)

Second Floor

Attic Bedroom (sloping ceiling) 16'11 x 10'6 max floor space (5.16m x 3.20m max floor space)

Garage 15'1 x 13'1 (4.60m x 3.99m)



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Interested? Call us on 01284 755526

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