



25 Church Row,
Bury St. Edmunds, Suffolk, IP33 1JT

Are you looking for a Victorian period home that's only a 5 minute walk from the town centre, offers original features and an opportunity to put your own stamp on it? If the answer is yes, you will be pleased to find this charming terrace property, offers all of the above.

It's fair to say properties of this nature are always in short supply therefore an early viewing is highly recommended.

- Charming Victorian terrace home, period features
- Sitting room, dining room, kitchen, cellar
- 2 bedrooms, bathroom, gas central heating
- Enclosed gardens, residents parking scheme
- Superb location, walking distance of the town centre

Guide Price £280,000





General Information

The property enjoys a pleasant setting within sight of the architecturally impressive St Johns Church. Approximately 5 minutes walk to the town centre and you have access to a superb range of shops, restaurants, cafes, bars and being the home of Greene King, some excellent public houses.

Bury St. Edmunds is a thriving market town offering a wealth of historical buildings and gardens, cultural facilities and first-rate modern amenities. The A14 can be easily accessed and provides a fast route to Ipswich, Cambridge and London via the M11. The town railway station is also within comfortable walking distance.

As previously mentioned, the house is of the Victorian period and whilst most purchasers will wish to carry out elements of updating and redecorating, there are many fine features retained within this property including, open fireplaces, brick pamment flooring, sash windows and stripped pine doors. There is the benefit of gas central heating and a new Vaillant combination boiler was installed in 2017.

As you step inside the house, onto the brick pamment floor, you are immediately struck by the sense of a bygone era. The sitting room has a lovely cosy feel to it and as you move through into the dining area there is enough space for a good sized table, providing the perfect place to entertain friends. The kitchen and adjoining lean-to garden room are certainly in need of updating but offer a blank canvas and a superb opportunity for someone to create something of their own design. The cellar is currently used for storage, but again this area could be converted into a home office or perhaps a snug.

On the first floor, there are two double bedrooms, with bedroom one still boasting the original cast fireplace. The bathroom is of a good size, featuring both a bath and separate shower cubicle.

To the rear of the property is a pleasant enclosed garden – the perfect place to relax with a glass of wine and enjoy a spot of alfresco dining.

COUNCIL TAX – BAND C

Directions

From the town centre proceed down Well Street, continue onto Orchard Street and then turn right onto Church Row. The property can be found on the right, as indicated by our for sale board.

Hall

Sitting Room 11'2 x 10'3 (3.40m x 3.12m)

Dining Room 13'8 x 10'0 (4.17m x 3.05m)

Kitchen 9'8 x 6'5 (2.95m x 1.96m)

Lean-to Garden Room 9'0 x 7'0 (2.74m x 2.13m)

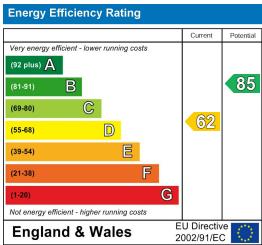
Cellar Room 10'11 x 9'10 (3.33m x 3.00m)

First Floor Landing

Bedroom 1 13'9 x 11'4 (4.19m x 3.45m)

Bedroom 2 10'0 x 10'0 (3.05m x 3.05m)

Bathroom 9'8 x 6'4 (2.95m x 1.93m)



Please Note: These details have been carefully prepared in accordance with the Sellers instructions, however their accuracy is not guaranteed. Measurements are approximate and where floor plans have been included, they serve purely as a guide to general layout and should not be used for any other purpose. The photographs displayed are also for promotional purposes only, and do not indicate the availability to purchase any of the fixtures and fitting. We have not tested any services or appliances, and potential purchasers should make their own enquiries to ensure that they are of a satisfactory working standard. Important: No person in the employment of Mortimer & Gausden Limited has any authority or ability to make or give warranty or representation whatsoever in relation to this property. If you are in any doubt as to the correctness of any of the content contained in either these details, our advertising or web site, please contact our offices immediately.



