



Mortimer &
Gausden

INDEPENDENT ESTATE AGENTS

82 Kings Road,
Bury St. Edmunds, IP33 3DS

Guide Price
£345,000

A much improved, fully renovated town house, in a lovely position within a conservation area.

In a great, town centre location set within a popular & much-requested conservation area, you will find this beautifully updated and completely renovated townhouse.

With all the characteristics of the Victorian era, and now with modern 21st Century conveniences.

This is a stunning property, with so many things now to love about it.

With comfortable accommodation over 3 floors, and a generous plot with private rear garden extending to approx 30 metres / 100 feet long.

- Fully renovated Victorian townhouse
- Chain-free above
- Beautifully presented accommodation
- Brand new Kitchen, bathroom, flooring etc
- Fully re-plastered, rewired, new heating etc
- Conservation area, close to town centre
- Long private rear garden. Street parking



This Victorian cottage is now ready for its next owner to enjoy all the hard work that has been recently completed here, and to a very high standard.

As mentioned the property is well located, close to all town centre amenities, yet in the more favoured and quieter end of Kings Road, just off Albert Crescent. There is street permit parking close by.

A traditional entrance door welcomes you and leads in to a spacious sitting room, well lit by a large bay window, and featuring new oak flooring (which runs throughout the ground floor). Stripped pine internal doors, and neutral white and taupe/grey scheme, makes for a clean stylish interior. A striking cast-iron period fireplace is a lovely focal point.

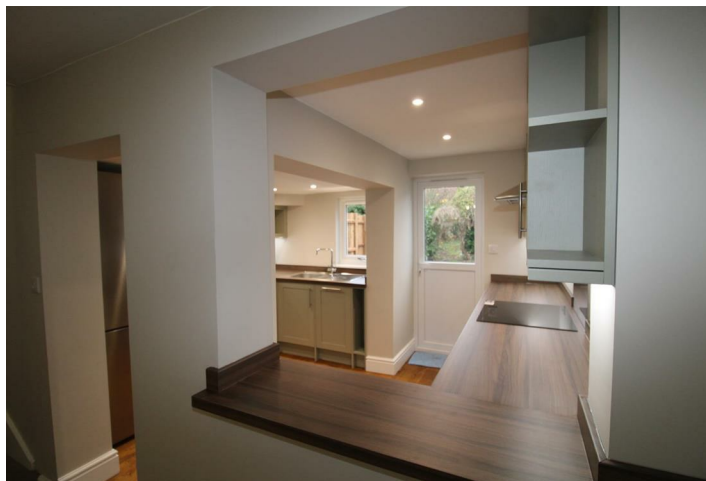
The separate dining room opens up in to the spacious extended kitchen. With space for a comfortable sized table and chairs, and carpeted stairs down to the basement room, and up to the first floor. The thoughtfully laid-out new kitchen, with space for appliances (fridge-freezer, washing machine) and integrated dishwasher, and electric fan oven / induction stove top, stainless cooker hood and splash-back, and ample base and wall cabinets and drawers. A counter serving area is a nice addition to the opening into the dining room.

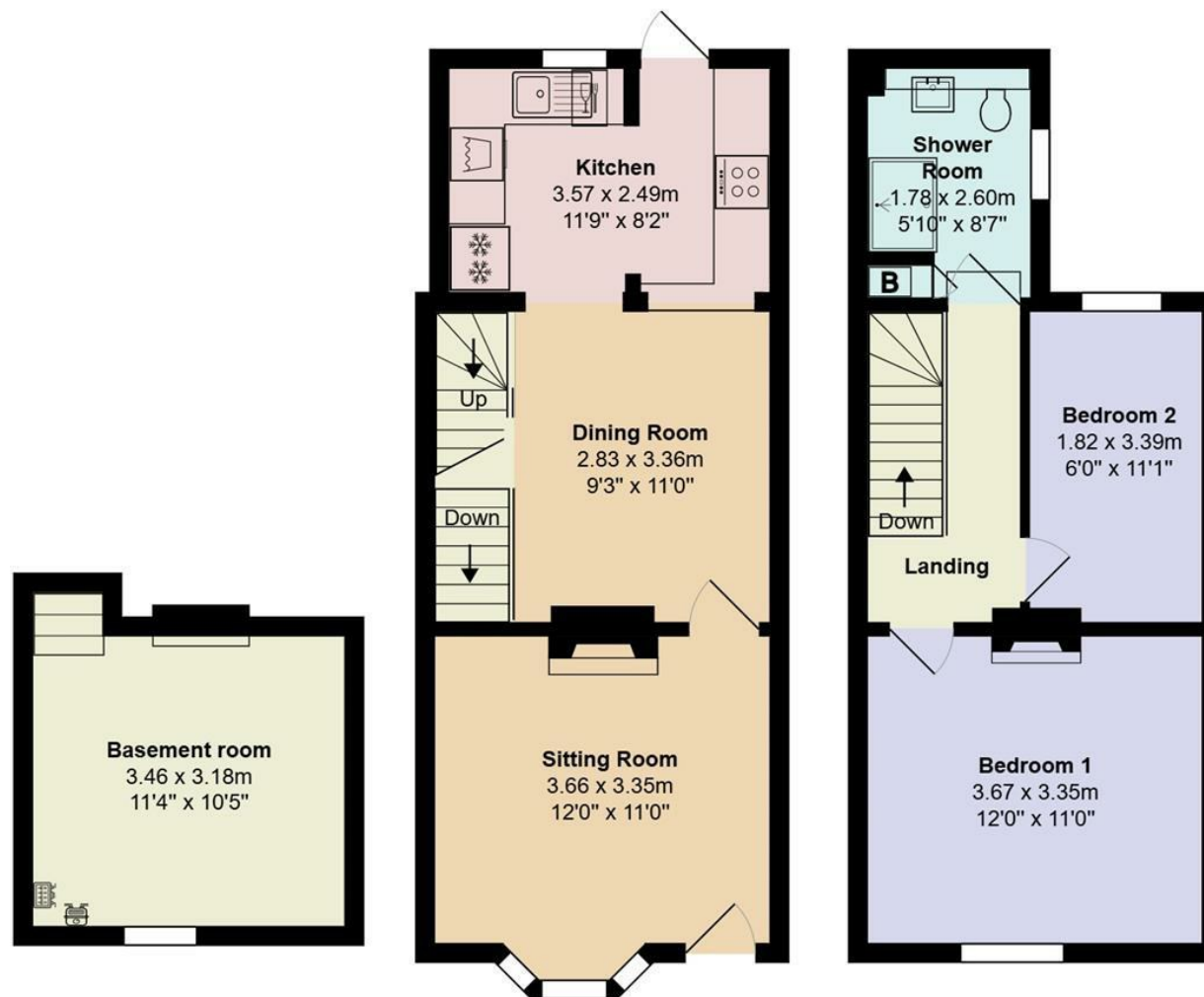
The basement room is a bonus space - ideal to use perhaps as a spare bedroom, media room, studio or home office.

Upstairs, you will find a generous landing area leading to all rooms, a good-sized main with another pretty feature Victorian cast-iron fireplace, and window to the front. The second bedroom has a lovely aspect over the rear garden. A brand-new shower room steps down, with cork flooring, and generous tiled shower enclosure, inset WC and basin, heated towel rail, and window to the side. There is an enclosed boiler / storage cupboard.

Externally there is a short path with a couple of steps to the front door, the kitchen door to the rear leads to a paved patio area and gate to one side, access over no. 81 and pathway leads to the long rear garden. To one end sits a timber shed and small play-house. There is plenty of scope to add your own touch to the garden which enjoys an ideal southerly aspect.

Council - West Suffolk - Band B
EPC - Current D - Potential B
what3words.com/thing.palm.rags
Ofcom states - All mobile providers likely (outdoors) -
Broadband available - Ultrafast.





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