

THE
**Mortimer
& Gausden**
PARTNERSHIP

FOR SALE

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& Gausden**
PARTNERSHIP

01284
755526

108 Springfield Road,
Bury St. Edmunds, IP33 3AR

Guide Price
£325,000

Attractive Victorian terrace townhouse in a highly sought-after town centre location

Occupying a much sought-after and highly desirable position on Springfield Road, this well-presented Victorian terrace townhouse is just a few minutes' walk from the town centre and a wide range of local amenities. Shops, schools, leisure facilities and the railway station are all close at hand, making this a particularly convenient place to live.

The property offers flexible and well-proportioned accommodation arranged over two floors, with the added benefit of a converted cellar which provides valuable additional living space. The house has clearly been well cared for and retains the charm, typical of its Victorian origins.

With both front and good-sized rear gardens, together with the rare advantage of a single garage at the rear, this is an excellent opportunity to acquire a character home in such a central position. The property is also being offered for sale with no upward chain.

- Well-presented CHAIN FREE Victorian terrace
- Highly desirable and well served location
- Sitting room and separate dining room
- Fitted kitchen and ground floor bathroom
- Converted cellar ideal as office/cinema room
- Three good sized bedrooms to the first floor
- Front and rear gardens with single garage
- Gas-fired central heating, uPVC glazing



The property benefits from gas-fired central heating, secondary glazing to the front and uPVC double glazing to the rear.

Ground Floor

An entrance porch opens into the sitting room, a comfortable and welcoming space to the front of the house with a fitted gas fire. To the rear is a separate dining room, ideal for both everyday use and entertaining. This room has a decorative fireplace opening, a staircase to both the first floor and the cellar, with a glazed door leading to the kitchen.

The fitted, galley-style kitchen provides a good range of units and worktop space together with a built-in oven and gas hob. There is ample appliance space and a rear lobby which has a wall-mounted gas-fired boiler, a door to the garden and a connecting door to the bathroom fitted with wc, basin and shower over bath, which completes the ground floor accommodation.

Cellar

The cellar has been converted and offers a particularly versatile space, ideal for use as a home office, cinema room or hobby room, depending on individual needs.

First Floor

The first floor includes two good-sized double bedrooms. Leading off one of these is a further single bedroom, which would work well as a nursery, dressing room or study.

Outside

To the front of the property is a small garden, providing a pleasant approach to the house. The rear garden is of a good size for a town centre property and offers space to relax and enjoy the outdoors. At the end of the garden is a single garage, a notably rare and valuable feature in this central location. As is typical with many Victorian town centre homes, there is a pedestrian access for neighbouring properties. In addition to the garage, permit parking is available on the road.

Agents Notes:

COUNCIL TAX -BAND B

ENERGY PERFORMANCE RATING - D

COUNCIL - West Suffolk

SERVICES - Mains water, gas, electricity and drainage.

BROADBAND -Ofcom states ultrafast is available

Mobile - Ofcom states all mobile providers are likely.

WHAT3WORDS ///dating.limitless.contact





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 fittings. 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 website, please contact our offices immediately.

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