

THE  
**Mortimer  
& Gausden**  
PARTNERSHIP

15 Queens Road,  
Bury St. Edmunds, Suffolk, IP33 3ES

Offers In Excess Of  
£425,000

THE  
&  
PARTNERSHIP

## *Delightful Victorian end-of-terrace townhouse with large, secluded rear gardens*

If you have ever dreamed of living in one of the town's most sought-after locations, this delightful, bay-fronted Victorian end-of-terrace is bound to be of interest.

We loved everything about this well-presented home and are confident you will too, not least the well-proportioned reception space and the lovely rear gardens, which are generous in size.

In our opinion, the house offers the perfect combination of the character and proportions of a Victorian home whilst providing bright and comfortable accommodation, which is always in such demand.

- Charming Victorian end of terrace home
- Located close to the town centre
- Hall, sitting & dining room, kitchen
- 2 double bedrooms and a 3rd single
- Cellar room, bathroom
- Gas fired central heating
- Large well screened south facing rear gardens
- Early viewing highly recommended



This charming and deceptively spacious Victorian home offers beautifully proportioned accommodation arranged over three floors, combining period character with excellent potential for further enhancement. Original features include period doors, fireplaces and floorboards.

Upon entering the property, a bright and welcoming hallway provides access to the impressive dual-aspect sitting and dining room. This lovely reception space features two fireplaces and a striking bay window that fills the room with natural light. A staircase rises to the first floor, while an additional door leads down to the cellar.

The kitchen is fitted with a range of classic shaker-style units complemented by roll-top work surfaces, with space provided for a cooker and washing machine. A side door gives convenient access to the gardens, while a further door leads through to the bathroom.

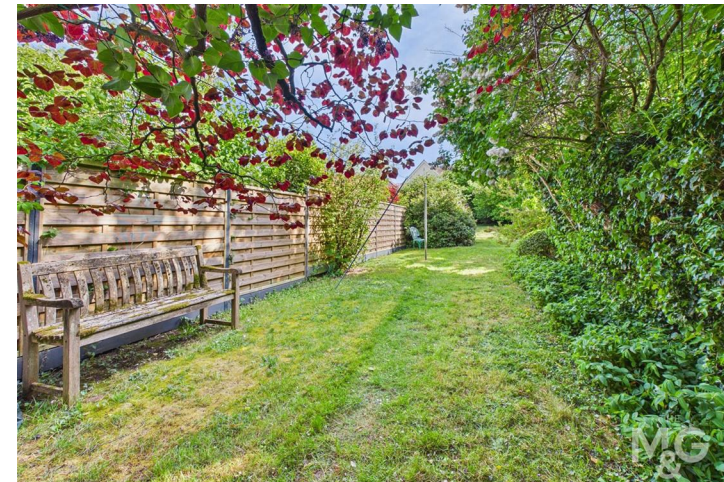
The cellar level is currently utilised for storage but offers exciting scope for conversion into a home office, cinema room or hobby space. Benefiting from natural light via a window, the cellar could also, subject to the necessary consents and regulations, provide an additional bedroom.

On the first floor, a landing leads to two well-proportioned double bedrooms and a further single bedroom. The principal bedroom is particularly spacious and enjoys a charming Victorian-style fireplace alongside two sash windows that create a wonderfully bright atmosphere. Bedroom two also retains an attractive fireplace, further enhancing the property's period appeal.

The property benefits from gas-fired central heating serving radiators with a new combination boiler fitted around 2 years ago.

Outside, the house is set back from the road behind lawned front gardens enclosed by low walling and mature hedging. To the rear, the substantial south facing gardens offer an excellent degree of privacy and seclusion. Predominantly laid to lawn with a variety of mature shrubs and ornamental trees, the outdoor space provides exceptional potential for a summerhouse, garden studio or home office. It is worth noting that the gardens are completely private with no neighbours having any right of way.

EPC Rating - D  
Council Tax - C (West Suffolk)  
All mains services are connected  
What3Words: ///straws.towels.applies  
Ofcom states Ultrafast is available  
Ofcom states all providers are likely





Floor -1



Floor 0



Floor 1

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