THE
Mortimer
& Gausden
PARTNERSHIP

21 Queens Road,
Bury St. Edmunds, IP33 3ES

Guide Price
£310,000

Two Bedroom Victorian Home In A Desirable & Sought-After Location

Situated on the ever-desirable Queens Road, just a short walk from the historic town centre, this attractive two-bedroom terraced home presents an excellent opportunity for a range of buyers looking to add their own personal touch to a well-balanced and charming home.

Queens Road is superbly positioned to take full advantage of everything Bury St Edmunds has to offer. The thriving town centre, with its independent boutiques, restaurants, cafés and leisure /educational /health facilities, is within comfortable walking distance, whilst the nearby railway station provides direct links to Cambridge, Ipswich and London.

Excellent road connections via the A14 further enhance the property's accessibility, making it an ideal choice for commuters and professionals alike.

Blending convenience, character and an enviable location, this delightful home represents a fantastic opportunity to acquire your new home in one of Bury St Edmunds' most sought-after residential areas.

Upon arrival you are greeted by on-street, permit parking.

- Two Double Bedrooms
- Host Of Charming Features
- Circa. 140ft Rear Garden
- Access To Cellar Via The Kitchen
- Open Plan Lounge - Diner
- On-Street Permit Parking
- Incredibly Sought-After Location
- No Onward Chain

Ground Floor:
Upon entry you are greeted by the hallway, providing access to the staircase and open-plan lounge-diner.

With a large bay window overlooking the front of the property, the lounge space is well proportioned and bathed in natural light, which also illuminates the dining area, courtesy of the dual aspect. Traditional features such as tiled fireplaces and elevated ceilings can be found, all adding the period charm.

The rear of the property holds the extended galley-style kitchen, complete with a choice of low-and-eye level storage. This space holds scope to be comfortably re-modelled to maximise it's full potential. Access to the cellar and sunroom can also be found.

The adjoining sun room holds access to the private rear garden, perfect for those who are particularly green-fingered.

The cellar is complete with power and supports the gas meter, electric meter and consumer unit.

First Floor:
Upstairs, the landing holds storage as well as access to both double bedrooms and wet room. Bedroom one is a large double bedroom overlooking the front of the property, complete with sash windows.

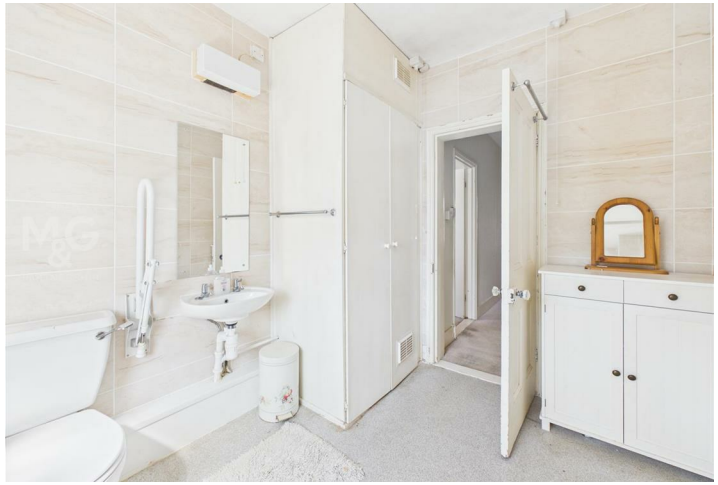
Bedroom two is a comfortable double room overlooking the rear garden.

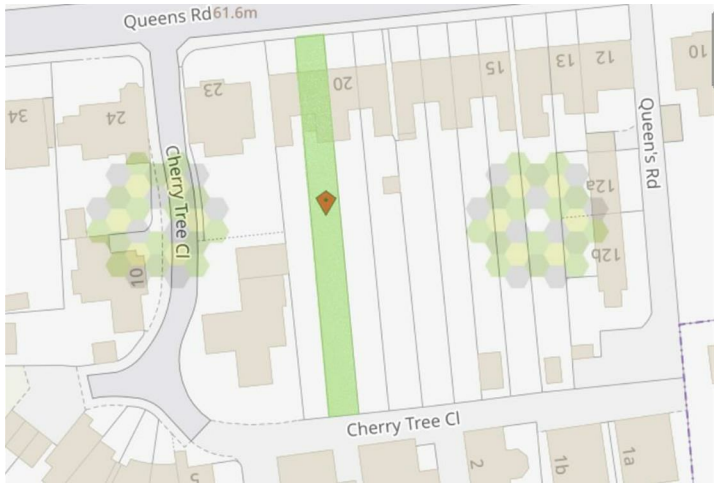
The wet room has been converted to support an electric shower, wc, basin and storage.

Outside:
The private rear garden is circa. 140ft, supporting a choice of patio, lawn, shingled seating, storage, mature shrubbery and fruit trees. The scope and potential is superb!

Gated access provides a right-of-way to allow residents access to and from their individual gardens.

Agent Notes:
EPC - D
Council Tax - B (West Suffolk)
On-Street Permit Parking
All Mains Services Connected
What3Words: ///chuck.stadium.spacing
Ofcom states Ultrafast is available
Ofcom states all providers are likely





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.
The Mortimer & Gausden Partnership is a trading name of Mortimer & Gausden Ltd.

mail@mortimerandgausden.co.uk
www.mortimerandgausden.co.uk
7 Langton Place, Bury St. Edmunds, Suffolk. IP33 1NE
01284 755526