Mortimer & Gausden
INDEPENDENT ESTATE AGENTS

52 Kings Road,
Bury St. Edmunds, Suffolk, IP33 3DR

MAKE IT YOUR OWN – This well located Victorian terrace will require complete renovation but has the potential to become a lovely home. The house, which is CHAIN FREE, has good sized gardens to the rear

Located within easy walking distance of the town centre, the house would be perfect as a first home or long term investment, making an early viewing highly recommended.

- Victorian terrace requiring renovation
- Located close to the town centre
- Sitting/dining room, kitchen, shower room
- 2 Double bedrooms plus bed 3/dressing room
- Gas fired central heating, part uPVC sealed unit glazing
- Good sized gardens. Permit parking

Guide Price £220,000

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General Information

The property occupies a prime residential setting, just a short walk away from Waitrose, The Arc Shopping Centre and The Apex venue. Bury St. Edmunds offers an excellent level of recreational, educational and shopping facilities. The A14 provides a fast route to Ipswich, Cambridge and London via the M11.

The house, which benefits from gas fired central heating and part uPVC sealed unit glazing, is being sold with the benefit of having NO UPWARD CHAIN.

As previously mentioned, the property will require full renovation and refurbishment but has great potential to become a very comfortable home. In our opinion, the house would be perfect for anyone wanting to put their 'own stamp' on a property whilst significantly increasing its value. Once completed the house would be an ideal investment – particularly bearing in mind the strong demand for rental accommodation in the town.

On the ground floor: An entrance lobby gives access to the spacious sitting/dining room which has a central staircase to the first floor. The kitchen is of a good size but will require refitting. Leading off the kitchen is a shower room and rear porch.

On the first floor: There are 2 double bedrooms and a further smaller room leading off bedroom 2 which could be used as a dressing room or upstairs bathroom.

Outside
The property is set back from the road behind small walled front gardens. The rear gardens are of a good size and are enclosed by fencing. We understand there is the benefit of a pedestrian right of way over neighbouring houses. for bikes and bins etc..

Council Tax Band B.

Directions
The property is in the 2nd half of Kings Road (Cemetery end) shortly after the turning for MIll Road and is marked by our for sale board.

Lobby

Lounge/Dining Room 24'9 x 11'11 max overall (7.54m x 3.63m max overall)

Kitchen 11'9 x 8'2 (3.58m x 2.49m)

Shower Room

Rear Lobby

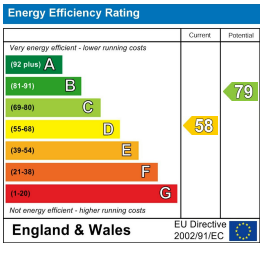
First Floor

Bedroom 1 12'3 x 12'2 (3.73m x 3.71m)

Bedroom 2 11'10 x 10'5 (3.61m x 3.18m)

Dressing Room/Bedroom 3 8'1 x 7'1 (2.46m x 2.16m)

Garden



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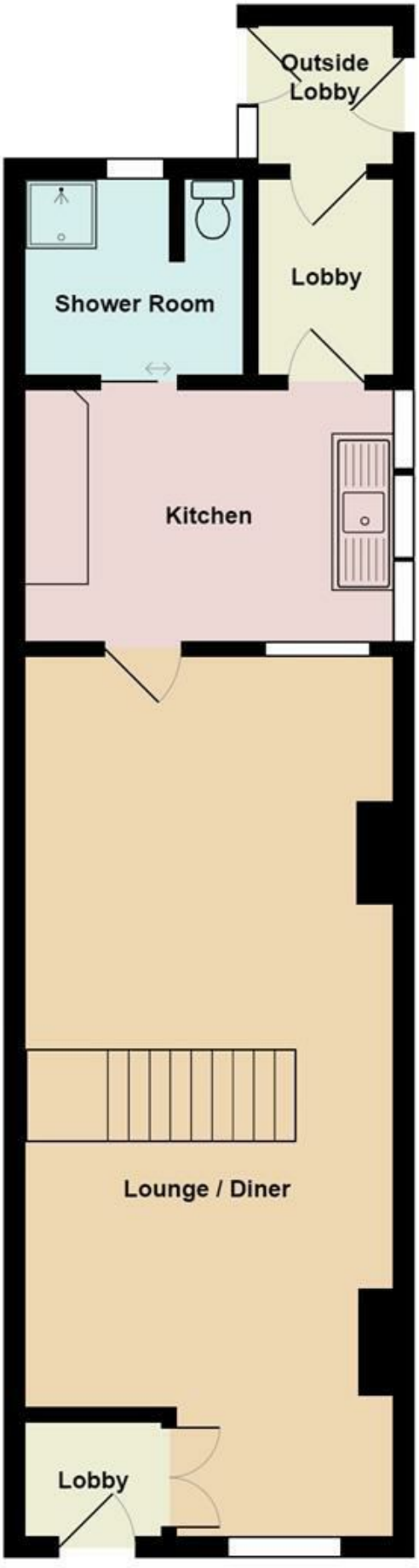
Outside Lobby
Lobby
Shower Room
Kitchen
Lounge / Diner
Lobby

Dressing room/ Bedroom 3
Bedroom 2
Bedroom 1