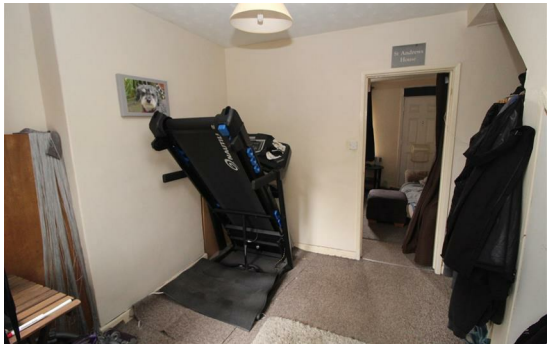
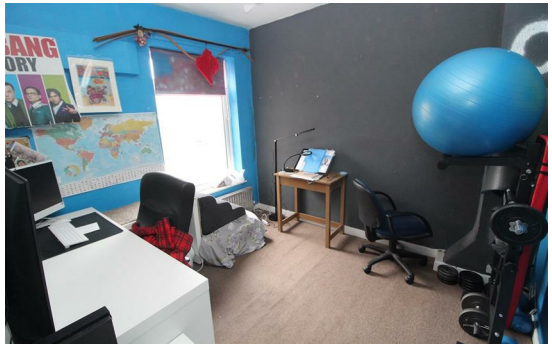
Mortimer & Gausden

INDEPENDENT ESTATE AGENTS

35, Bishops Road,
Bury St. Edmunds, IP33 1TG

Guide Price
£195,000

A surprisingly spacious Victorian terrace requiring some updating

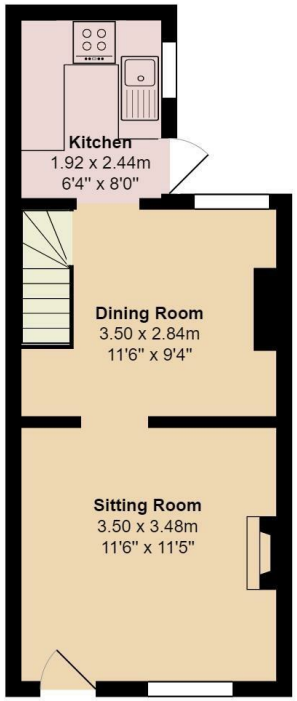
This CHAIN FREE Victorian mid terraced house is situated within just a short walk from all town centre amenities.

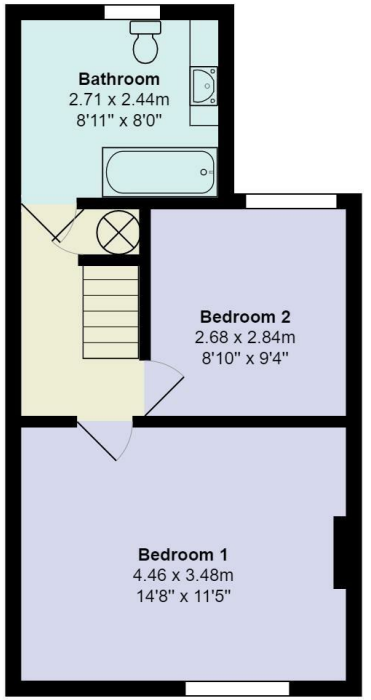
The house, which has been successfully rented out for a number of years, will require some updating and cosmetic improvement - making it perfect for anyone wanting to put their 'own stamp' on a property whilst significantly increasing its value.

The ground floor includes 2 separate reception rooms and a kitchen. Part of the first floor goes over a covered walkway, making the upstairs larger than the downstairs and giving space for 2 double bedrooms and a large bathroom. The house benefits from gas-fired central heating and uPVC sealed unit glazing.

Outside: To the rear of the house is a courtyard garden which is subject to a pedestrian right of way for neighbours.

COUNCIL TAX BAND B
ENERGY PERFORMANCE RATING - E
COUNCIL - West Suffolk
SERVICES - All main services connected
BROADBAND - Ofcom states Ultrafast broadband is available
Mobile - Ofcom states all mobile phone providers are likely
WHAT3WORDS - ///will.misfits.conqueror





- Conveniently located Victorian townhouse
- Sitting room, dining room, kitchen
- 2 Double bedrooms, large bathroom
- Gas central heating, uPVC sealed unit glazing
- Courtyard Gardens
- NO UPWARD CHAIN

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.

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