

THE
**Mortimer
& Gausden**
PARTNERSHIP

24 Victoria Street,
Bury St Edmunds, Suffolk, IP33 3BB

Guide Price
£230,000

The town centre is on your doorstep!

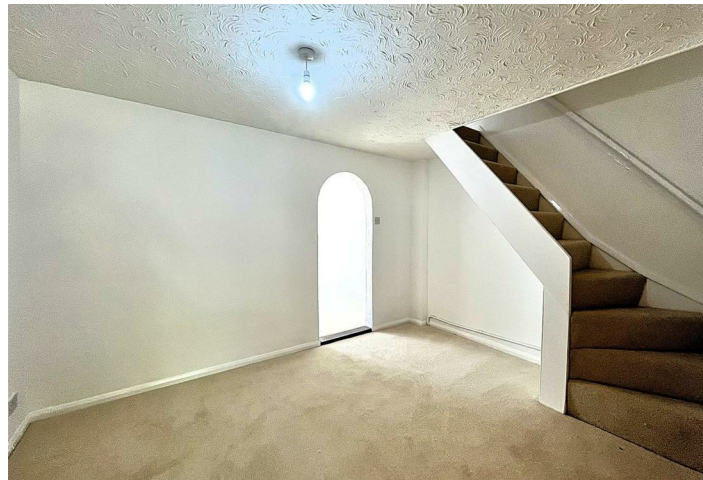
This charming Victorian end-of-terrace is located within easy walking distance of the town centre and offers a comfortable range of accommodation. The property, which benefits from gas-fired central heating and has NO UPWARD CHAIN.

In our opinion, the property would be perfect for first-time buyers or indeed anyone wanting to live within strolling distance of all town amenities.

Investment buyers may be interested to know that the property was previously tenanted with a rental value of £1,150 pcm.



- Well located Victorian end of terrace
- Close to town centre/local amenities
- Sitting room, dining room, fitted kitchen
- Bathroom, 2 good sized bedrooms
- Gardens and on road permit parking
- Excellent rental potential
- NO UPWARD CHAIN

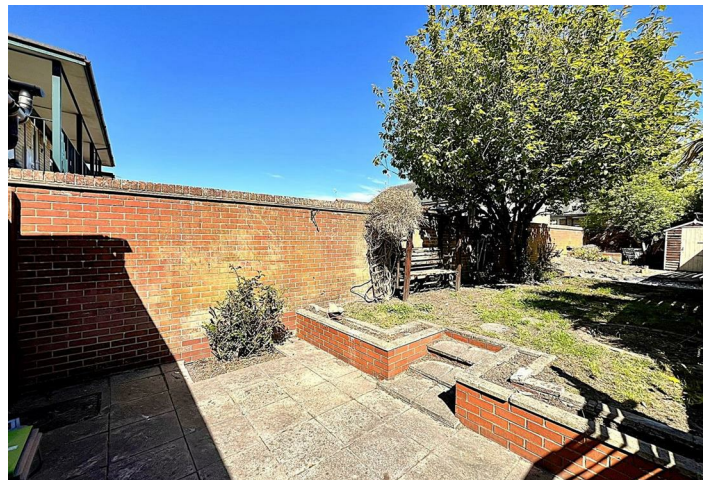


The accommodation includes 2 separate reception rooms, a fitted kitchen and bathroom. On the first floor, there are 2 good sized bedrooms.

Outside

The rear garden has a patio area with the remainder being laid predominantly to lawn with a shed. As is typical with properties of this era, there is a pedestrian right of way at the rear which can be used by the 2 neighbours to the right. There is on-street permit parking.

COUNCIL TAX - BAND B
ENERGY PERFORMANCE RATING - D
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 -
///immunity.chucked.hamster



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