



THE  
**Mortimer  
& Gausden**  
PARTNERSHIP

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

Guide Price  
£230,000

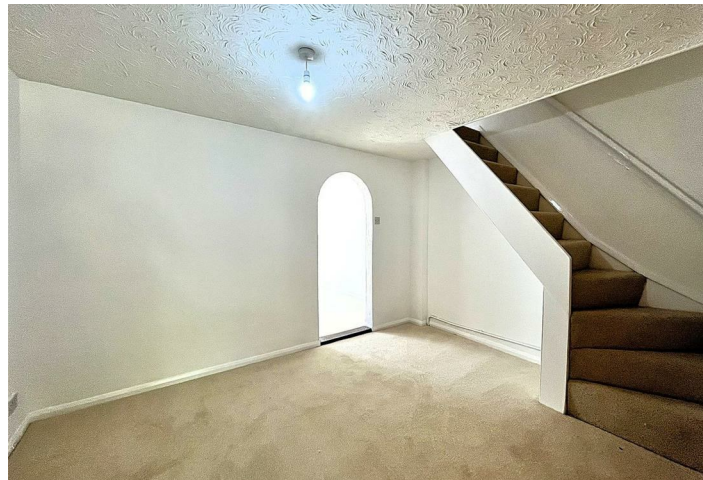


*The town centre is on your doorstep!*

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

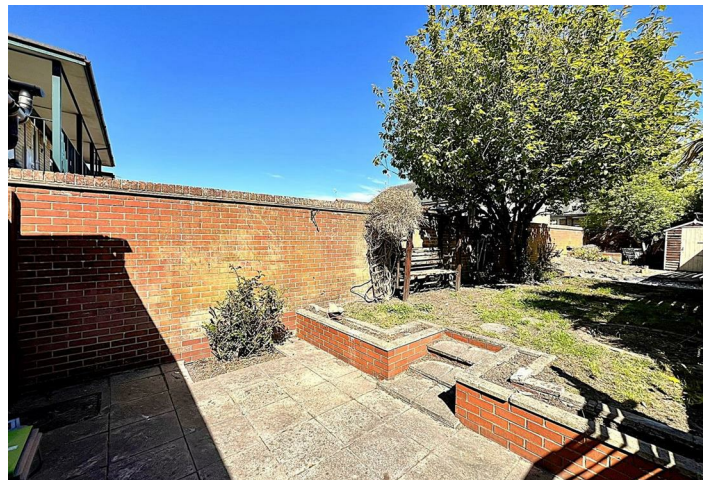
SERVICES - All main services connected

BROADBAND - Ofcom states Ultrafast broadband is available

Mobile - Ofcom states all mobile phone providers are likely

WHAT3WORDS -

///immunity.chucked.hamster





01284 755526

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.

