



25 Church Row, Bury St. Edmunds, Suffolk, IP33 1JT

Are you looking for a Victorian period home that's only a 5 minute walk from the town centre, offers original features and an opportunity to put your own stamp on it? If the answer is yes, you will be pleased to find this charming terrace property, offers all of the above.

It's fair to say properties of this nature are always in short supply and are never available for long, so early viewing is highly advised.

- Charming Victorian terrace home, period features
- Sitting room, dining room, kitchen, cellar
- 2 bedrooms, bathroom, gas central heating
- Enclosed gardens, residents parking scheme
- Superb location, walking distance of the town centre

Guide Price £300,000





General Information

The property enjoys a pleasant setting within sight of the architecturally impressive St Johns Church. Approximately 5 minutes walk to the town centre and you have access to a superb range of shops, restaurants, cafes, bars and being the home of Greene King, some excellent public houses.

Bury St. Edmunds is a thriving market town offering a wealth of historical buildings and gardens, cultural facilities and first-rate modern amenities. The A14 can be easily accessed and provides a fast route to Ipswich, Cambridge and London via the M11. The town railway station is also within comfortable walking distance.

As previously mentioned, the house is of the Victorian period and whilst most purchasers will wish to carry out elements of updating and redecorating, there are many fine features retained within this property including, open fireplaces, brick pamment flooring, sash windows and stripped pine doors. There is the benefit of gas central heating and a new Vaillant combination boiler was installed in 2017.

As you step inside the house, onto the brick pamment floor, you are immediately struck by the sense of a bygone era. The sitting room has a lovely cosy feel to it and as you move through into the dining area there is enough space for a good sized table, providing the perfect place to entertain friends. The kitchen and adjoining lean-to garden room are certainly in need of updating but offer a blank canvas and a superb opportunity for someone to create something of their own design. The cellar is currently used for storage, but again this area could be converted into a home office or perhaps a snug.

On the first floor, there are two double bedrooms, with bedroom one still boasting the original cast fireplace. The bathroom is of a good size, featuring both a bath and separate shower cubicle.

To the rear of the property is a pleasant enclosed garden – the perfect place to relax with a glass of wine and enjoy a spot of alfresco dining.

COUNCIL TAX – BAND C

Directions

From the town centre proceed down Well Street, continue onto Orchard Street and then turn right onto Church Row. The property can be found on the right, as indicated by our for sale board.

Hall

Sitting Room 11'2 x 10'3 (3.40m x 3.12m)

Dining Room 13'8 x 10'0 (4.17m x 3.05m)

Kitchen 9'8 x 6'5 (2.95m x 1.96m)

Lean-to Garden Room 9'0 x 7'0 (2.74m x 2.13m)

Cellar Room 10'11 x 9'10 (3.33m x 3.00m)

First Floor Landing

Bedroom 1 13'9 x 11'4 (4.19m x 3.45m)

Bedroom 2 10'0 x 10'0 (3.05m x 3.05m)

Bathroom 9'8 x 6'4 (2.95m x 1.93m)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		62
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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