Mortimer & Gausden

INDEPENDENT ESTATE AGENTS

10 Vinery Road,
Bury St. Edmunds, IP33 2JR

Guide Price
£275,000

This charming end of terrace is set in established gardens with off-street parking

FEELS LIKE HOME! - Sometimes, from the moment you step inside a property, it instantly feels welcoming and relaxing, and that is certainly the case with this well maintained home.

Located close to a parade of shops, a green open space and the West Suffolk Hospital, the property is situated on a regular bus route and is approximately 1 mile from the town centre

Understood to have been built in 1922, the house features well proportioned rooms with good ceiling heights and lots of natural light.

The property, which benefits from gas fired central heating and uPVC sealed unit glazing, is set in large established gardens with off road parking.

- Attractively presented end of terrace
- Hall, sitting room, dining room, kitchen
- 2 Double bedrooms, study/bed 3
- Gas fired central heating, uPVC glazing
- Good sized gardens, off street parking
- Early viewing highly recommmended

Whether you are looking for your first home, something for investment or simply a comfortable property in a great location, this lovely end of terrace is bound to be of interest.

On the ground floor: The entrance hall gives access to the dining room which has an original fireplace and ample space for a good sized table. The sitting room has an open fireplace (at present sealed) and a useful storage cupboard. The kitchen includes a range of fitted units and leads to a rear lobby and the downstairs bathroom.

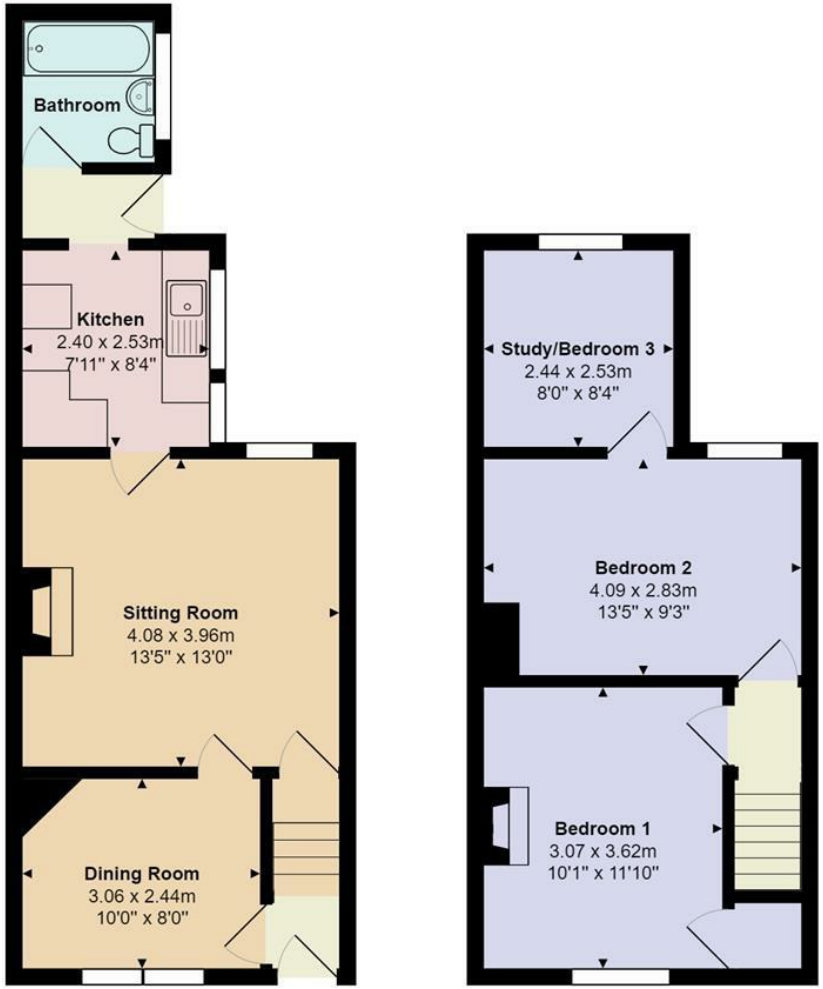
On the first floor are 2 double bedrooms and a further bedroom/study leading off bedroom 2. This room is currently being used as a dressing room and could potentially be converted into an en suite.

Outside
The property occupies a slightly elevated position with small front garden and a driveway to the side providing parking. The rear gardens are west facing and are attractively landscaped with a lawn, planted shrub and flower borders, 2 garden sheds and a sheltered patio area.

As is common with properties of this era there is a pedestrian right of way in favour of the neighbouring property simply for moving wheelie bins etc.

COUNCIL TAX - BAND B
ENERGY PERFORMANCE RATING - TBC

Directions
From Out Westgate proceed to the Spread Eagle. At the traffic lights turn left into Vinery Road. The property will be seen on the right hand side, marked by our for sale board.



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