



Mortimer &
Gausden

INDEPENDENT ESTATE AGENTS

45 York Road,
Bury St. Edmunds, IP33 3EG

Guide Price
£375,000

A lovely townhouse in a great location with a garage, generous gardens and parking!

This charming Victorian end of terrace occupies a much sought-after location, within easy reach of the town centre.

The house provides an excellent level of accommodation including 2 separate reception rooms and 3 good-sized bedrooms.

The property benefits from gas-fired central heating and also includes a working open fire in the sitting room and a wood burner in the dining room.

Set in long south-facing gardens the house includes off road parking and a single garage

As properties in this location rarely come onto the market, an early viewing is highly recommended.

- Charming Victorian end of terrace
- Occupying a prime residential location
- Hall, sitting room, separate dining room
- Fitted kitchen, cloakroom and utility area
- 3 Good sized bedrooms, bathroom
- Gas fired central heating, wood burner
- Large south facing gardens
- Garage and off road parking



On the ground floor:

The entrance hall, with a staircase to the first floor, gives access to the dining room which has double doors opening into the sitting room. These 2 rooms combined provide the perfect space for entertaining.

The dining room also includes a useful understairs storage cupboard, a door to the rear courtyard and a connecting door to the kitchen.

The kitchen includes a range of fitted units, worktop surfaces, appliance space and an integrated oven and hob. Leading off the kitchen is a rear lobby with plumbing for a washing machine and a cloakroom.

On the first floor:

A spacious landing area gives access to all 3 bedrooms and the family bathroom.

Outside

Immediately behind the house is a sheltered courtyard area with a small outbuilding. The main gardens are located beyond a shared pedestrian access and are of a very generous size. The gardens enjoy a south-facing aspect and are laid mainly to lawn. The gardens include a parking area which gives access to a single garage.

COUNCIL TAX - BAND B - West Suffolk

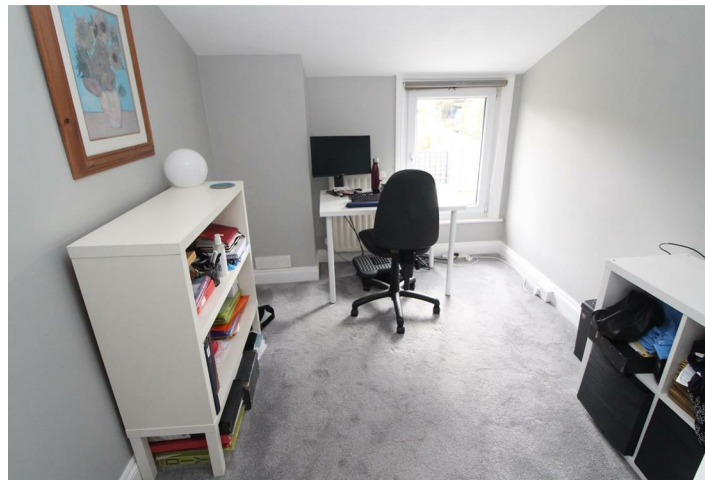
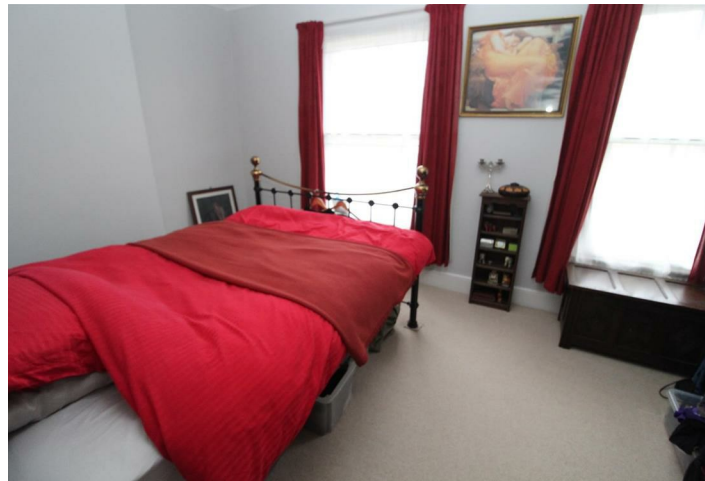
ENERGY PERFORMANCE RATING - D

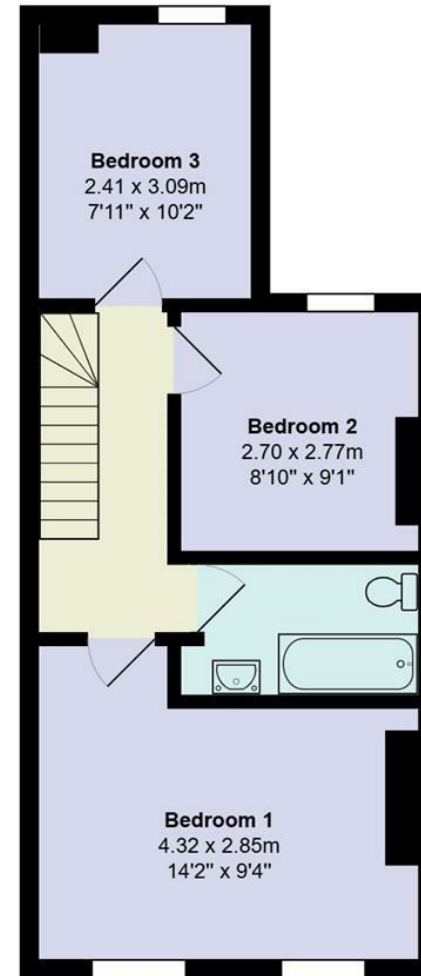
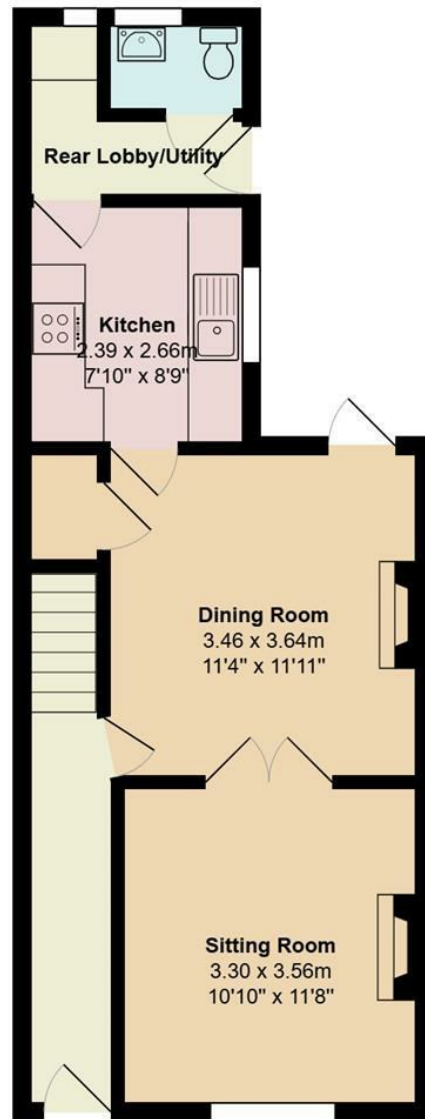
SERVICES - Mains water, electricity, gas and drainage

BROADBAND - Ofcom states Superfast broadband is available

Mobile - Ofcom states all mobile phone providers are likely

WHAT3WORDS [///marbles.scan.supposes](https://www.what3words.com/marbles.scan.supposes)





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