Mortimer & Gausden
INDEPENDENT ESTATE AGENTS

20 Kings Road,
Bury St. Edmunds, Suffolk, IP33 3DJ

MAKE IT YOUR OWN – This well located Victorian terrace would be perfect as a first home or as a sound investment purchase.

Situated within the town centre, close to all shops, restaurants and amenities, this CHAIN FREE home includes 2 separate reception rooms, a fitted kitchen and 2 good sized bedrooms. There is an enclosed rear garden and permit parking within the road.

- Flint and brick Victorian terraced home
- Occupying an excellent town centre location
- Sitting room, dining room, fitted kitchen, cellar
- 2 Good sized bedrooms, bathroom
- Gas central heating uPVC sealed unit glazing
- Rear gardens, permit parking. CHAIN FREE

Offers In Excess Of £200,000

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General Information

The property occupies a prime residential setting within the town centre, just a short walk away from Waitrose, The Arc Shopping Centre and The Apex venue. Bury St. Edmunds offers an excellent level of recreational, educational and shopping facilities. The A14 provides a fast route to Ipswich, Cambridge and London via the M11.

The house, which benefits from gas fired central heating and uPVC sealed unit glazing, has been very successfully rented out for a number of years and has a current rental value of around £950 PCM. In addition to Investment Buyers, the property is also likely to appeal to First Time Buyers or perhaps those people looking for a home they can simply 'lock and leave' while travelling.

On the ground floor: The front door leads into the sitting room which has a fireplace. The dining room leads off the sitting room and has a staircase to the first floor and an understairs storage cupboard which has a trap door leading down to the cellar. The cellar has limited head height and access - so is more suited for use as a storage space rather than conversion.

The kitchen is open plan off the dining room and provides ample storage and appliance space. There is an integrated oven, hob, cooker hood and plenty of worktop space. There is a door to the outside and also a door into the bathroom.

On the first floor: A small landing area leads to both bedrooms. Bedroom 1 is a good-sized double room and includes an attractive fireplace and brick chimney feature. Bedroom 2 is either a small double or large single room and includes a wall mounted gas fired boiler which served the central heating.

Outside
The property is in a permit parking area. There is a pleasant rear garden which is enclosed by fencing and enjoys a sunny aspect. As is typical with many townhouses there is a pedestrian access across the garden for moving bins etc.

Agent's Note: Whilst the property is being marketed the vendors intend to make various improvements to the property, such as a new fitted kitchen. The final sale price will reflect the stage at which the refurbishment has reached at the given time.

Council Tax Band B.

Directions
The property is located in the end of Kings Road closest to the Arc Shopping Centre which is approached off Parkway.

Sitting Room 11'8 x 9'10 (3.56m x 3.00m)

Dining Room 8'8 min x 8'11 (2.64m min x 2.72m)

Kitchen 11'6 x 5'1 min (3.51m x 1.55m min)

Bathroom 7'9 x 5'3 (2.36m x 1.60m)

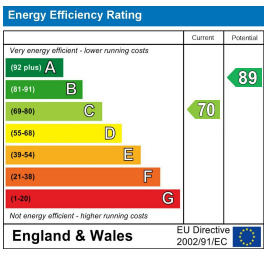
Cellar 10'4 x 8'0 (3.15m x 2.44m)

First Floor

Bedroom 1 11'7 x 11'6 (3.53m x 3.51m)

Bedroom 2 8'10 x 8'9 (2.69m x 2.67m)

Garden



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