THE
Mortimer
& Gausden
PARTNERSHIP

108 Springfield Road,
Bury St. Edmunds, IP33 3AR

Guide Price
£325,000

Attractive Victorian terrace townhouse in a highly sought-after town centre location

Occupying a much sought-after and highly desirable position on Springfield Road, this well-presented Victorian terrace townhouse is just a few minutes' walk from the town centre and a wide range of local amenities. Shops, schools, leisure facilities and the railway station are all close at hand, making this a particularly convenient place to live.

The property offers flexible and well-proportioned accommodation arranged over two floors, with the added benefit of a converted cellar which provides valuable additional living space. The house has clearly been well cared for and retains the charm, typical of its Victorian origins.

With both front and good-sized rear gardens, together with the rare advantage of a single garage at the rear, this is an excellent opportunity to acquire a character home in such a central position. The property is also being offered for sale with no upward chain.

- Well-presented CHAIN FREE Victorian terrace
- Highly desirable and well served location
- Sitting room and separate dining room
- Fitted kitchen and ground floor bathroom
- Converted cellar ideal as office/cinema room
- Three good sized bedrooms to the first floor
- Front and rear gardens with single garage
- Gas-fired central heating, uPVC glazing

The property benefits from gas-fired central heating, secondary glazing to the front and uPVC double glazing to the rear.

Ground Floor
An entrance porch opens into the sitting room, a comfortable and welcoming space to the front of the house with a fitted gas fire. To the rear is a separate dining room, ideal for both everyday use and entertaining. This room has a decorative fireplace opening, a staircase to both the first floor and the cellar, with a glazed door leading to the kitchen.

The fitted, galley-style kitchen provides a good range of units and worktop space together with a built-in oven and gas hob. There is ample appliance space and a rear lobby which has a wall-mounted gas-fired boiler, a door to the garden and a connecting door to the bathroom fitted with wc, basin and shower over bath, which completes the ground floor accommodation.

Cellar
The cellar has been converted and offers a particularly versatile space, ideal for use as a home office, cinema room or hobby room, depending on individual needs.

First Floor
The first floor includes two good-sized double bedrooms. Leading off one of these is a further single bedroom, which would work well as a nursery, dressing room or study.

Outside
To the front of the property is a small garden, providing a pleasant approach to the house. The rear garden is of a good size for a town centre property and offers space to relax and enjoy the outdoors. At the end of the garden is a single garage, a notably rare and valuable feature in this central location. As is typical with many Victorian town centre homes, there is a pedestrian access for neighbouring properties. In addition to the garage, permit parking is available on the road.

Agents Notes:
COUNCIL TAX -BAND B
ENERGY PERFORMANCE RATING - D
COUNCIL - West Suffolk
SERVICES - Mains water, gas, electricity and drainage.
BROADBAND -Ofcom states ultrafast is available
Mobile - Ofcom states all mobile providers are likely.
WHAT3WORDS ///dating.limitless.contact

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