Tollgate Lane, Bury St. Edmunds

Sheridans

Tollgate Lane, Bury St. Edmunds IP32 6BS

Offers In The Region Of £240,000

A charming Victorian mid-terraced home enjoying a convenient position within easy reach of Bury St Edmunds town centre and the train station, offering well-balanced accommodation arranged over two floors together with a good sized south-facing rear garden and garage parking. Available with no onward chain, the property has been improved in recent years and now presents as a light and comfortable home, whilst still offering scope for further updating and enhancement if desired. Further benefits include gas-fired central heating together with partial UPVC double glazing.

Constructed of traditional brick beneath a tiled roof, with a flat roof extension to the rear, the accommodation in brief comprises a welcoming sitting room opening through to a dining area, creating a spacious and versatile living environment enhanced by a feature fireplace and wood-effect flooring.
To the rear of the property is an impressive kitchen/breakfast room, forming a particular highlight of the home. Fitted with a range of base units beneath wooden work surfaces, the kitchen also offers space for appliances together with a traditional-style sink. There is ample room for a dining table, while double doors open directly onto the rear garden, creating a bright and practical space ideal for both everyday living and entertaining. Adjoining the kitchen is a useful additional area, suitable as a study nook or dining space, with potential to be converted into a ground floor bathroom if required.

On the first floor are two well-proportioned bedrooms, with the principal bedroom enjoying a front aspect and the second bedroom overlooking the rear garden. The accommodation is completed by a family bathroom, accessed via the second bedroom, fitted with a modern white suite.

Outside
Outside, the property is set back behind a small front garden, whilst to the rear is an enclosed south-facing garden featuring a paved seating area adjoining the house, with the remainder predominantly laid to lawn and bordered by established hedging. In addition, a garage provides off-road parking and is accessed via a lane off Fornham Road.

Location
Bury St Edmunds is one of Suffolk's most sought-after market towns, combining historic charm with excellent modern amenities. Renowned for its Cathedral, vibrant cultural scene, theatres, cinemas, restaurants and attractive green spaces, the town offers an outstanding quality of life. A traditional market operates twice weekly, complemented by a wide range of independent shops, cafés and national retailers.

The town benefits from excellent schooling, a strong community atmosphere and superb transport links, with easy access to Cambridge, Ipswich and beyond via the A14, as well as regular rail services.

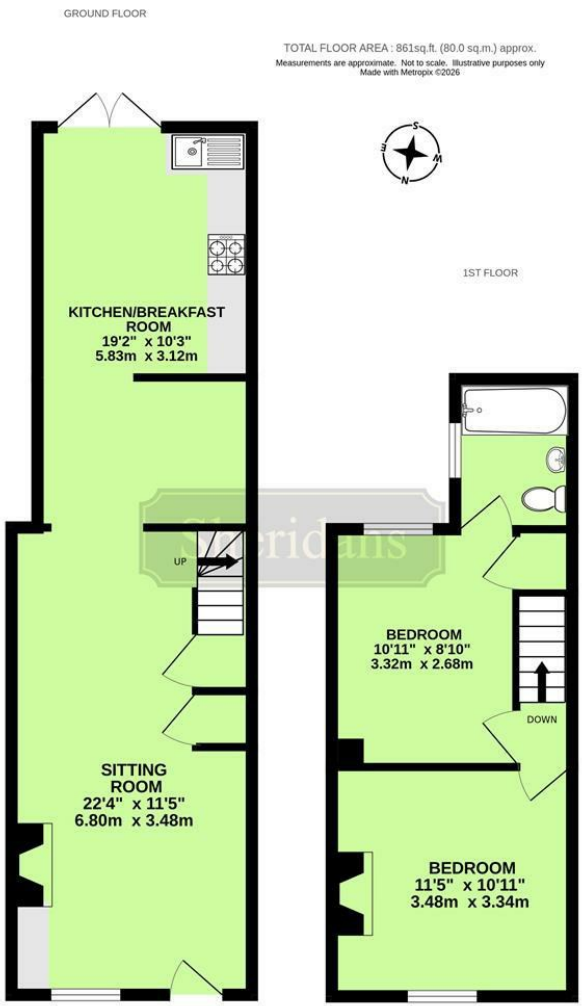
Directions
From the town centre proceed north along Northgate Street, continuing straight across the roundabout onto Fornham Road. Follow the road to the traffic lights at the end and turn left onto Tollgate Lane, where the property will be found on the left-hand side.

Services
Mains electricity, gas, drainage and water. Heating - Gas
Council Tax: West Suffolk Band: B

- CHAIN FREE
- Convenient location
- Spacious sitting/dining room
- Impressive kitchen/breakfast room
- Two well-proportioned double bedrooms
- First floor bathroom
- Garage parking
- Enclosed rear garden with patio and lawn

Broadband speed: Up to 1800 mbps available (Source Ofcom)
Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)
Flood Risk: Very Low Risk (Source Gov.uk)

Agents Note
There is asbestos in the garage roof.



These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.

Sheridans Estate Agents

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The Property Ombudsman

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