Fornham Road, Bury St. Edmunds

Sheridans

CADBURY'S
CHOCOLATE

Fornham Road, Bury St. Edmunds IP32 6AW

Guide Price £400,000

This charming Victorian terraced house is within easy reach of the town centre and is built of traditional red brick construction beneath a slate roof, retaining characteristics one would associate with a home of its era including generous ceiling height and sash windows. Off-road parking and a large attractive garden further enhance the desirability of the property.

The property provides light and airy accommodation which in brief comprises: hallway, a spacious front aspect sitting room with a lovely bay window, dining room, kitchen, utility and cloakroom. There is a generous, versatile cellar which has good head height and could be used as a cinema room, home office or fourth bedroom subject to building and fire regulations.

On the first floor there are three good sized bedrooms. The generous bathroom is well presented and benefits from a white suite comprising a bath, low level wc and pedestal wash hand basin as well as a chrome heated towel rail. There is also potential to move up another level into the roof space if desired (subject to planning and building regs).

Outside
To the rear of the property the mature garden which is laid mainly to lawn is certainly another feature of this charming house. Adjacent to the rear and side of the house there is smart brick block paving and several areas to set up a table and chairs in order to enjoy some outdoor dining during the warmer months.
The side pathway leads to a side gate and accesses the brick block driveway which can accommodate parking for two cars.

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. At the roundabout take the second exit and continue onto Fornham Road, where number 39 will be found further on the left hand side.

Services

- Characterful Victorian home within walking distance of town and the train station
- Three/four bedrooms
- Sitting room
- Dining room
- Kitchen with a cloakroom
- Large cellar which has potential for multiple uses
- First floor bathroom
- Attractive good sized mature garden
- Brick block driveway offers parking for two cars

All mains services are connected.
Council Tax: West Suffolk Band: C
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)
EPC Rating D.

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

Web: www.sheridans.ltd.uk **Email:** info@sheridans.ltd.uk

Bury St. Edmunds Office
19 Langton Place,
Bury St Edmunds, IP33 1NE
Tel: 01284 700 018

Registered office: Sheridans Limited, 19 Langton Place, Bury St Edmunds, IP33 1NE

Registered in England No. 04461290
VAT Number: 794 915 378

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