

Mill Road South, Bury St Edmunds

Sheridans









Mill Road South, Bury St Edmunds IP33 3NN

Guide Price £235,000

Being offered with no onward chain. Occupying a convenient position on the ever-popular Mill Road South, this charming Victorian terrace combines period character with modern comforts, whilst enjoying a generous rear garden and easy access to both the town centre and railway station.

Built of traditional brick construction beneath a tiled roofline, the property is presented in excellent order throughout and possesses a warm and inviting atmosphere. The accommodation extends to approximately 570 sq. ft. and begins with a delightful front-facing sitting room, featuring attractive stripped and stained exposed floorboards, built-in shelving and the cosy proportions so often associated with period homes.

Beyond, the kitchen/dining room forms the heart of the home, with the continuation of the original floorboards through the dining area and a step leading up into the kitchen. Fitted with a range of units complemented by solid wood work surfaces, the kitchen incorporates a stainless steel sink with mixer tap, built-in oven with four-ring gas hob, tiled flooring and a useful pantry cupboard. An inner lobby provides access to both the rear garden and the bathroom.

The stylishly refitted bathroom is fitted with a contemporary white suite comprising a panelled bath with shower over, countertop wash basin with vanity unit beneath, low-level WC and heated towel rail. Finished with tiled walls and flooring, inset ceiling spotlights and a side aspect window, it provides a bright and practical space.

On the first floor are two bedrooms, including a particularly well-proportioned principal bedroom overlooking the front aspect, together with a second bedroom which could equally serve as a nursery, guest room or home office.

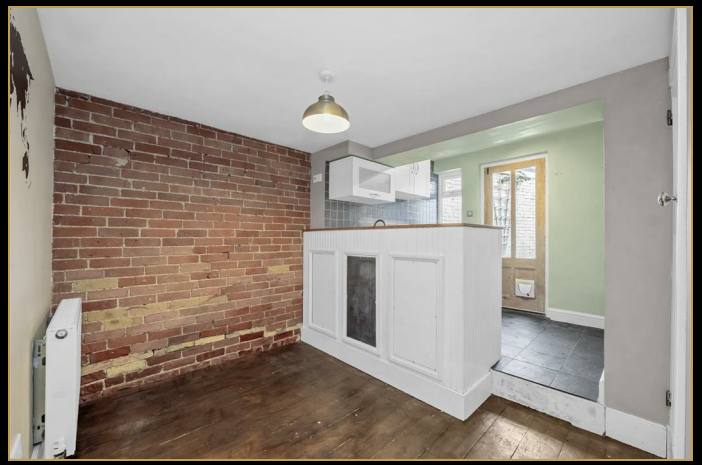
Outside
Outside, the property benefits from a delightful rear garden extending well beyond the paved terrace. Enclosed by fencing and laid principally to lawn, the garden provides a wonderful space for outdoor dining, gardening enthusiasts or simply enjoying the warmer months. There is street parking available, a permit is required.

Location
The property is pleasantly situated along a quiet no-through lane within a short walk of Waitrose and the town centre with the excellent range of schooling, shopping, cultural and recreational facilities the historic market town of Bury St Edmunds has to offer.

Directions
Leaving the town centre on Out Westgate turning right at the traffic lights onto Petticoat Lane and as the road bears around to the left actually turn right onto hospital road, after a short distance turn left into Mill Road South and can be found on the right hand side.

- No onward chain
- Charming Victorian terrace cottage
- Two first-floor bedrooms
- Character features including exposed floorboards
- Kitchen/dining room with solid wood worktops
- Contemporary refitted bathroom
- Generous enclosed rear garden
- Walking distance to the town centre and railway station
- Ideal first-time purchase or investment opportunity
- Street parking - permit requried

Services
All mains services are connected. Gas fired central heating
Council Tax: West Suffolk Band: B
Broadband speed: Up to 1800 mbps available (Source Ofcom)
Mobile phone signal for: EE, Vodafone and O2 (Source Ofcom)
Flood Risk: Very Low



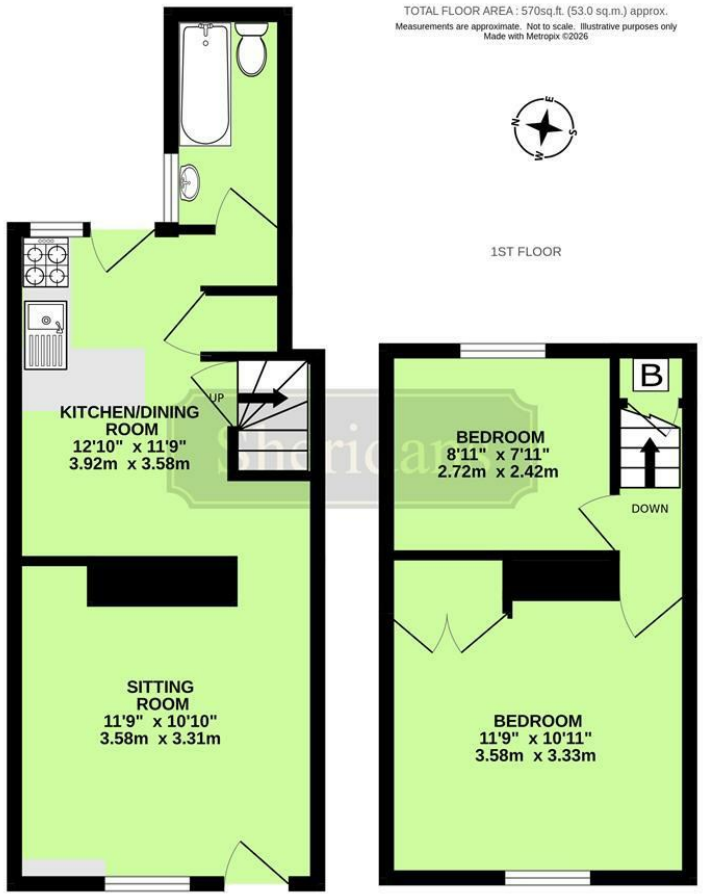




GROUND FLOOR

TOTAL FLOOR AREA : 570sq.ft. (53.0 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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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.

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The Property Ombudsman

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