

This beautifully modernised 2-bedroom period terrace home is located on one of Bury St Edmunds' most sought-after roads. The ground floor offers a welcoming sitting room that flows seamlessly into a stylish modern kitchen and leads to a well-appointed bathroom. Upstairs, the property features two spacious double bedrooms and a versatile room, ideal as a walk-in wardrobe or home office. Recent upgrades include a new boiler installed just two years ago, ensuring comfort and efficiency. To the rear, a low-maintenance courtyard garden provides a great outdoor space, while parking is made easy, the current owners have two allocated permits. This delightful home is perfect for those seeking a home in a prime location close to the town's amenities.

Open Plan Sitting Room & Kitchen

21' 5" x 10' 7" (6.52m x 3.22m)

Well proportioned sitting room with builtin cupboards and shelving. Inset electric fireplace with feature surround. Window to front and radiator. Opening to the kitchen offering modern wall and base cupboard and drawer units with worktop over. Inset sink and drainer. Electric oven with gas hob and extractor hood over. Space for appliances and a full fridge freezer. Window to rear and door leading to rear hall.

Rear Lobby

4' 11" x 3' 10" (1.49m x 1.16m)

Door with access to rear terrace, boiler and radiator.

Bathroom

6' 10" x 5' 11" (2.08m x 1.80m)

Modern suite with WC, vanity sink unit. Bath with waterfall shower head over. Storage cupboard. Heated towel rail. Window to rear.

Landing

2' 4" x 3' 3" (0.70m x 0.99m)

Bedroom 1

14' 5" x 11' 9" (4.40m x 3.57m)

Double bedroom with fitted wardrobes. Double windows to the front. Two radiators.

Bedroom 2

9' 5" x 8' 11" (2.86m x 2.72m)

Loft access and window to rear. Radiator.

Storage Room

9' 1" x 3' 2" (2.78m x 0.97m)

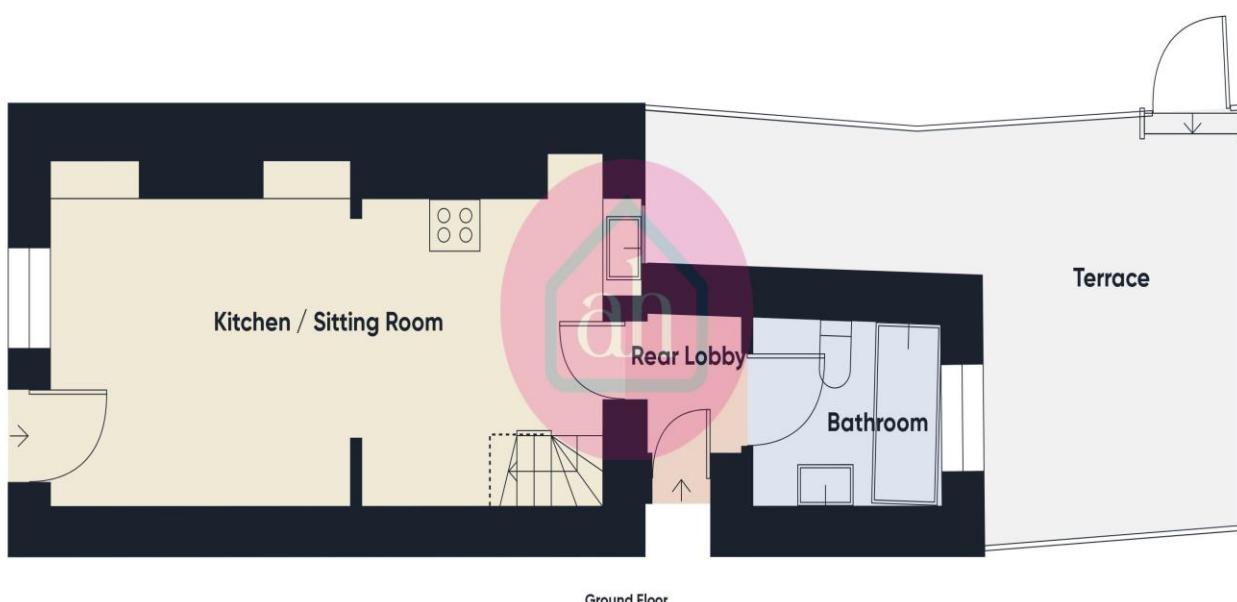
Window to rear.

Terrace/Garden

Lovely outside space with a good size decked seating area and patio terrace. Enclosed by fencing and flower beds. Gate to side access. Shed for storage.

Agents Note

There is shared access to the neighbouring property and shared access via the passage to the right hand side. The passage way is owned by No 15. The current owners hold two parking permits, the first is at a cost of £85 and the second is £65.



Approximate total area⁽¹⁾

590.39 ft²

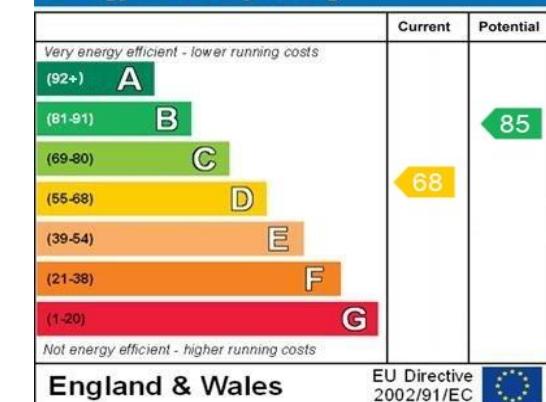
Balconies and terraces

213.23 ft²

Reduced headroom

4.8 ft²

Energy Efficiency Rating



(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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