



**A WELL PRESENTED TOWN HOUSE**

48 Avenue Approach, Bury St Edmunds, Suffolk, IP32 6BA

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## 48 Avenue Approach Bury St Edmunds IP32 6BA

### A CHARMING TOWN HOUSE RETAINING MUCH OF THE ORIGINAL CHARACTER, WITH GARAGE

ENTRANCE HALL | SITTING ROOM | DINING ROOM |  
KITCHEN | CELLAR | 2 BEDROOMS | SHOWER ROOM |  
GARDEN | GARAGE

Guide: £320,000

48 Avenue Approach is an unspoilt Victorian town house retaining much of its original charm and period features. It sits set back from the road behind a low retaining wall, with pedestrian gate and small front garden. Built around the 1890s, this bow-fronted property has been well-maintained and retains much of its original period charm and character with stripped pine skirting boards, architraves, doors and exposed studwork. The accommodation is well-presented throughout the two-storey accommodation and complemented by a generous cellar and garden, with a range of outbuildings, and garage/off-street parking.

Briefly it comprises:

#### RECEPTION HALL

**SITTING ROOM** – 10'10" x 10'7" including chimney breast and excluding bay window – a pretty room with open-brick fireplace with tiled hearth, fitted gas cast iron stove.

**DINING ROOM** – 11' x 11'8" including chimney breast, with shelved alcove and original shelf storage cupboards, with stripped pine doors, open studwork, staircase to first-floor and door and step down to

**KITCHEN** – 14' x 7'5" – double-aspect room fitted with a range of kitchen units with tiled splashback, inset stainless-steel sink and drainer units, space for cooker, stable door to garden.



**CELLAR** – 14' x 10' with original brick floor and window to the front garden.

### FIRST-FLOOR

**LANDING** with shelved linen cupboard and loft access.

**BEDROOM ONE** – 10' x 10' max including chimney breast with original cast iron fire grate surround and mantel piece.

**BEDROOM TWO** – 11'9" x 8' max overall including chimney breast with cast iron fire grate and stripped pine fire surround and mantel piece over.

**SHOWER ROOM** – with corner shower cubicle, low-level WC, vanity unit with inset wash hand basin with storage below, heated towel rail, and gas fired central heating boiler.

**OUTSIDE** is a hard terraced garden with plenty of seating areas, with flower borders interspersed with a variety of flowering plants and shrubs, including a superb wisteria and a number of fine mature roses, two garden sheds (former pigeon loft), garage measuring approximately 17'8" x 10'8", with pedestrian gate to the rear lane and access.

### Services

Mains water, gas, electricity and drainage connected.

**FREEHOLD** – West Suffolk – Council Tax Band C

### Location

Bury St Edmunds is a unique and dazzling historic gem with a richly fascinating heritage - the striking combination of medieval architecture, elegant Georgian squares and glorious Cathedral and Abbey Gardens provide a distinctive visual charm. With prestigious shopping, an award-winning market, plus a variety of cultural attractions and fine places to stay, Bury St Edmunds is under two hours from London and very convenient for Cambridge, Ipswich and Norwich.

**FIXTURES AND FITTINGS:** Unless specifically mentioned in these particulars, certain fixtures and fittings may be excluded from the sale.

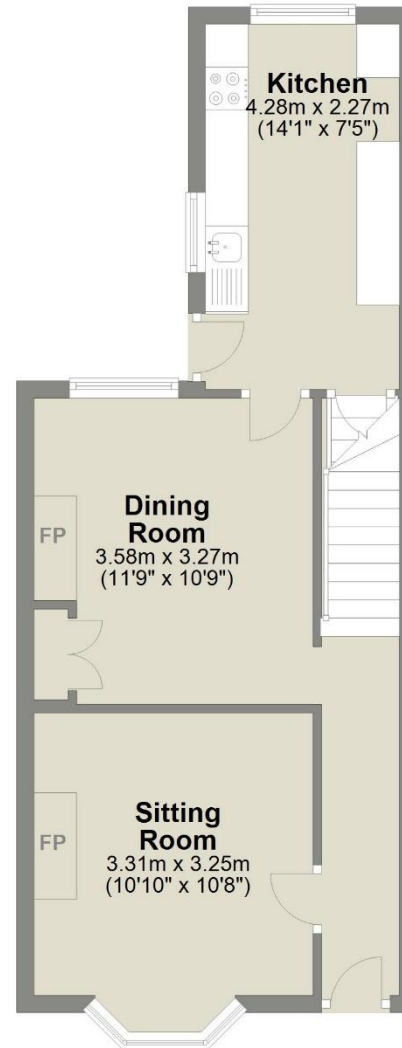




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D	64	
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

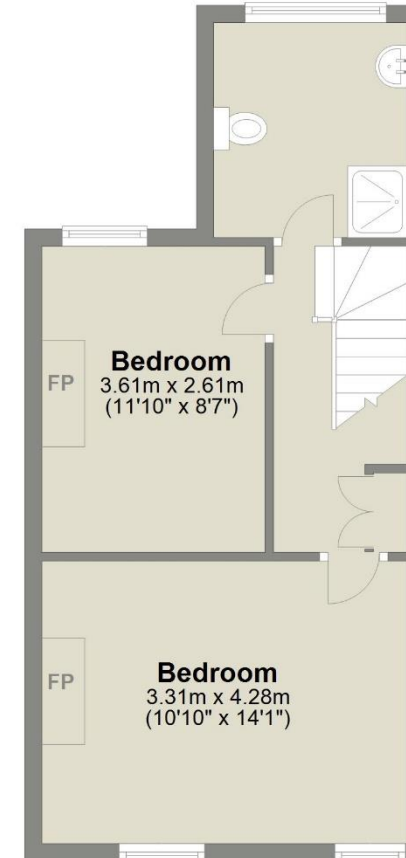
## First Floor

Approx. 40.0 sq. metres (430.4 sq. feet)



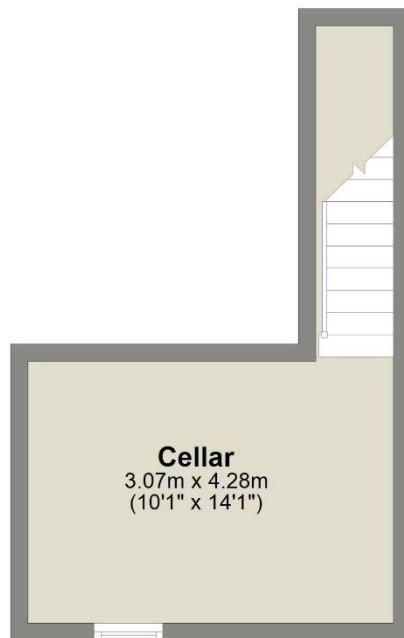
## Second Floor

Approx. 36.0 sq. metres (387.3 sq. feet)



## Ground Floor

Approx. 16.7 sq. metres (179.9 sq. feet)



Total area: approx. 92.7 sq. metres (997.6 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors windows, rooms and any other items are approximate and no responsibility is taken for any errors, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Plan produced using PlanUp.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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