



AN ATTRACTIVE TOWN HOUSE WITH PARKING, SITUATED IN QUIET LOCATION CLOSE TO THE CENTRE

52 Mill Road, Bury St Edmunds, Suffolk IP33 3NJ

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ESTABLISHED 1966

52 Mill Road Bury St Edmunds Suffolk IP33 3NJ

- Waitrose 0.2 miles
- Buttermarket 0.5 miles
- Abbey Gardens 0.6 miles
- Train Station 0.9 miles

GUIDE: £295,000

SITTING/DINING ROOM • KITCHEN • BATHROOM
2 BEDROOMS • WEST-FACING GARDEN • PARKING

Situated in prime location at the foot of a no-through road yet convenient for the centre of town, 52 Mill Road is an attractive period cottage built of traditional construction with grey-brick elevations under a slate roofline.

The property has been beautifully updated and presented, cleverly retaining the original character whilst incorporating modern stylistic elements, creating a delightful home with many attractive features.

The property comprises part-glazed entrance door to an open-plan living area, with open fireplace housing a wood-burning stove and engineered oak flooring, with a step up to the kitchen, which has been fitted with a range of painted shaker-style units with solid wood worktops, integrated dishwasher, oven and gas hob, bespoke understairs storage and pantry.

The rear lobby has a door to the garden, and access to the modern bathroom, fitted with a white suite with P-shaped bath with screen and shower over, wash hand basin and WC, with tiled walls and floors.



On the first floor is the principal bedroom with fitted wardrobes and window to the front aspect, and second bedroom with window to the rear, overlooking the garden.

Outside

To the front of 52 Mill Road is a block-paved area, providing parking for one vehicle. The rear garden is of particular note, enjoying a westerly-orientation, with brick-paving, lawned garden, along with garden shed and red-brick wood store.

Services

Mains water, gas, electricity and drainage connected.

Location

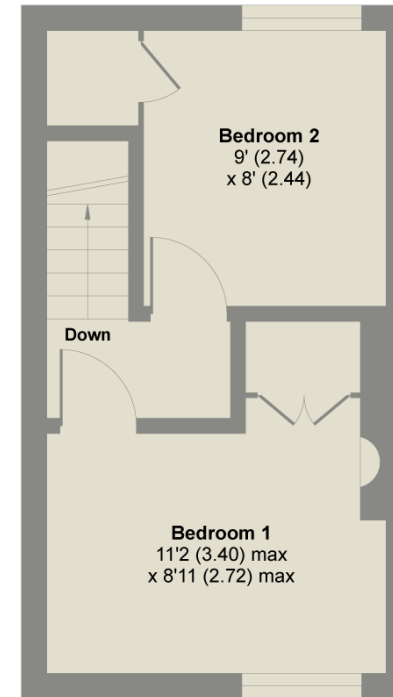
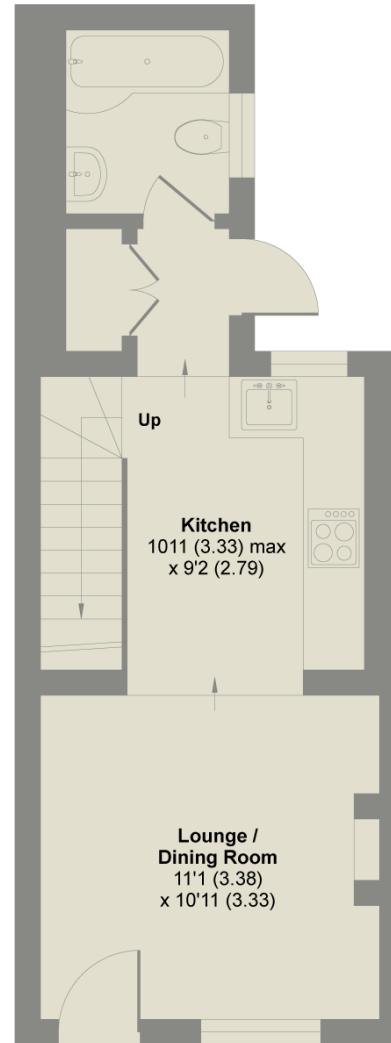
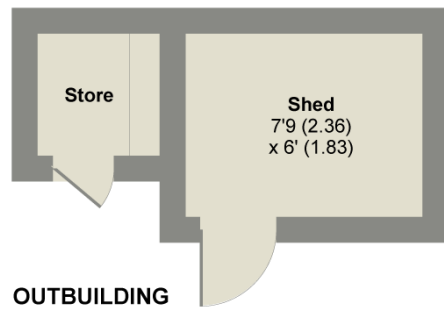
Mill Road is located on the western fringes of the centre of Bury St Edmunds. The town is a unique and dazzling historic gem with a richly fascinating heritage - the striking combination of medieval architecture, elegant Georgian squares and glorious Cathedral and Abbey Gardens provide a distinctive 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.

Tenure: Freehold • Council Tax Band B • EPC: E



Approximate Area = 536 sq ft / 49.7 sq m
Outbuilding = 63 sq ft / 5.8 sq m
Total = 599 sq ft / 55.5 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2023. Produced for Bedfords Estate Agents. REF: 1000690

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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