



A VICTORIAN HOUSE REQUIRING RENOVATION, SITUATED IN A PRIME LOCATION ON THE EDGE OF TOWN

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

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Bedfords

ESTABLISHED 1966

61 Mill Road Bury St Edmunds Suffolk IP33 3NJ

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

GUIDE: £225,000 (*Freehold*)

ENTRANCE HALL • SITTING ROOM • DINING ROOM • CELLAR
KITCHEN • 2 DOUBLE BEDROOMS • BATHROOM • OUTSIDE WC
WEST-FACING GARDEN • PERMIT PARKING

Situated on the fringes of the town, a short walk to Waitrose and the Arc, 61 Mill Road is an attractive Victorian end-of-terrace, building of traditional construction with grey-brick walls under a slate roofline.

The property has largely been untouched over many decades and provides a wonderful opportunity for new owners to work with the well-proportioned and authentic character of the house, and create an elegant home, situated in a prime location within a no-through road on the western fringes of the town.

The principal accommodation is arranged over two floors, plus cellar, extending to around 1,050ft², and comprises entrance hall, a sitting room with fireplace and storage cupboards and sash window to the front, with the dining room having original painted pine cupboard and mid-century tiled fireplace, with uPVC window to the garden and door to the cellar with exposed brick floors and walls, with former coal shoot.

The traditional style kitchen has a butler sink and small worktop and wall-mounted cupboards, with uPVC window and glazed doors to the kitchen. Adjoining the kitchen, accessed from the outside, is a small lean-to leading to the outside (and only) WC.

On the first floor is a good-sized landing, with access to the principal bedroom with sash window to front and original fireplace, second bedroom with uPVC window to the rear – both served by a large family bathroom, with uPVC window to the south and cupboard housing a Vaillant boiler (installed in 2021 along with the radiators in most rooms).



Outside

To the front is a low brick wall, with path leading to the front door. The rear garden enjoys a westerly aspect, with a right across neighbouring gardens (numbers 62-65) to bring bins to the street.

Services

Mains water, drainage and electricity. Gas-fired heating

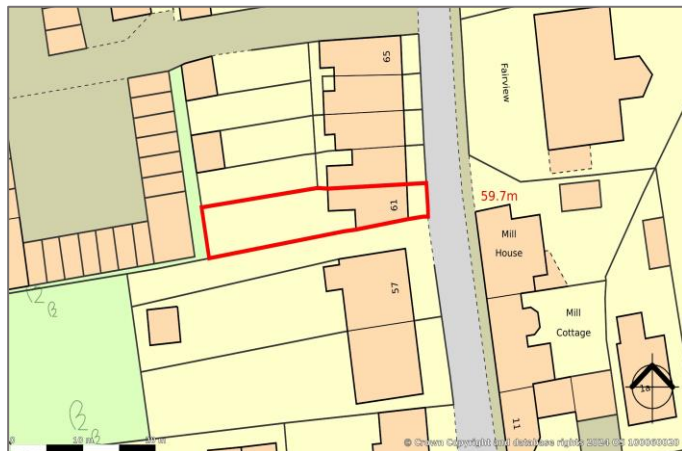
Further Information

West Suffolk Council Tax Band 'B' • Conservation Area • Permit Parking available • Broadband Speed: Ofcom estimate up to 1,000Mb available • Mobile Signal: Ofcom estimate all phone providers are likely available.

Location

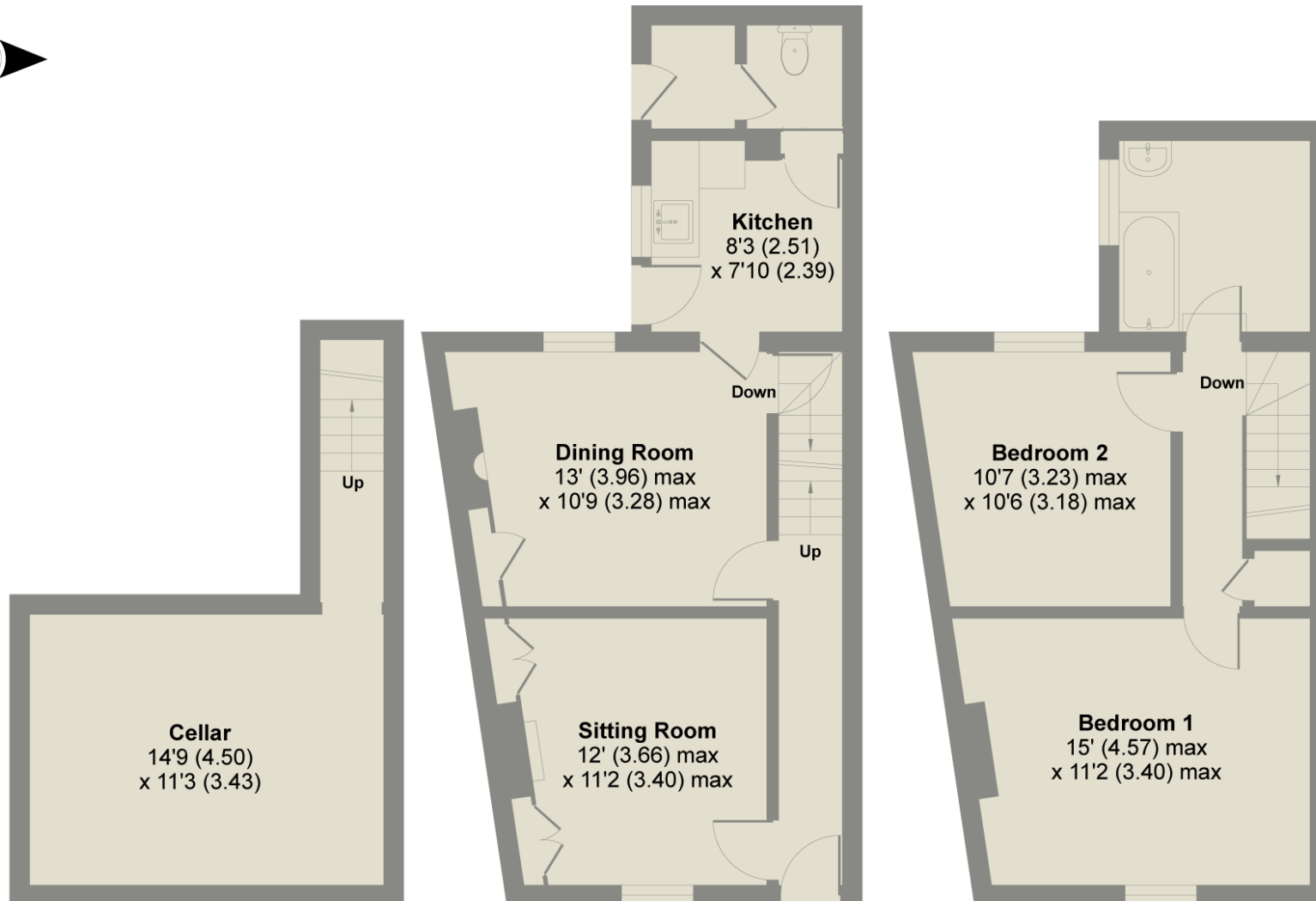
Bury St Edmunds is a unique and dazzling historic gem with a richly fascinating heritage - the striking combination of medieval architecture, elegant Georgian squares and glorious Cathedral and Abbey Gardens provide a distinctive visual charm.

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



Approximate Area = 1049 sq ft / 97.4 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'checon 2024.
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