



AN INDIVIDUAL DETACHED TOWN HOUSE REQUIRING MODERNISATION, WITH PARKING AND GARAGE

123 Queens Road, Bury St Edmunds, Suffolk IP33 3ES

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Bedfords

ESTABLISHED 1966

123 Queens Road Bury St Edmunds Suffolk IP33 3ES

- Waitrose 0.4 miles
- Train Station 0.8 miles
- Abbey Gardens 0.8 miles

GUIDE: £525,000

RECEPTION HALL • CLOAK/SHOWER ROOM • SITTING ROOM • DINING ROOM • KITCHEN • 4 BEDROOMS
3 BATHROOMS • GARDEN • PARKING • GARAGE

Situated on the edge of town within this well-regarded residential area, 123 Queens Road is an individual modern home offering opportunity to update and potential remodel.

Built of traditional construction with accommodation extending to just over 1,500ft², enjoying a high degree of natural light over two floors. Whilst the property presently houses multi-occupancy tenants in 5 rooms, we feel the ideal purchase is someone looking to create a family home, being conveniently placed a short walk to the town's amenities as well as local convenient store close by.

The property presently comprises reception hall with cloak/shower room, leading into a sitting room with window to the front aspect, a dining room (presently a bedroom) and adjoining kitchen, which is fitted with a range of matching base and eye level units with integrated double oven and 4-ring hob, space and plumbing for washing machine.

On the first floor, there is a landing with access to 4 bedrooms, 2 of which have en suite shower rooms, with a further family bathroom serving the two remaining bedrooms.



Outside

The property is approached from the road onto a front driveway, leading to a integrated garage, the remainder of the front being paved with potentially further parking if required.

The rear garden has one half paved patio and the other half is shingled. Enclosed by wood panel fencing.

Services

Mains water, drainage and electricity • Gas-fired heating • Council Tax Band 'E' • EPC-rating 'D' • Broadband: Ofcom suggest Ultrafast, up to 1,000Mb is available • Mobile: Ofcom suggest all providers likely.

Location

Queens Road is located in the favoured western fringes 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		82
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

GROUND FLOOR
774 sq.ft. (71.9 sq.m.) approx.



1ST FLOOR
774 sq.ft. (71.9 sq.m.) approx.



TOTAL FLOOR AREA : 1549 sq.ft. (143.9 sq.m.) approx.

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