23 Horringer Road, Bury St. Edmunds

In Excess of £210,000

THE M&G PARTNERSHIP

23 Horringer Road

Bury St. Edmunds

- NO UPWARD CHAIN
- Period home requiring updating
- 2 reception rooms
- 2/3 bedrooms
- Walking distance to town centre
- Walking distance to West Suffolk Hospital
- Good sized garden
- Garage

Situated in a sought-after area of Bury St Edmunds, this attractive period end-of-terrace house offers an exciting opportunity for buyers looking to create a home to their own taste and specification.

Dating from the early 1900s, the property provides accommodation arranged over two floors. The ground floor comprises two separate reception rooms, a kitchen and a ground-floor bathroom, while the first floor offers two good-sized bedrooms together with a further room which could be utilised as a third bedroom, dressing room, ensuite or home office, subject to the required alterations.

THE M&G PARTNERSHIP
Interested? Call Us On
01284 755526

The property does require refurbishment and updating throughout, but this is reflected in the opportunity it presents. With its period proportions, end-of-terrace position and scope for improvement, it offers considerable potential for those seeking a project in an established and highly convenient location.

Outside, the property benefits from a rear garden and a garage. The location is particularly appealing, being within walking distance of the historic town centre with its excellent range of shops, cafés, restaurants and amenities, as well as the West Suffolk Hospital.

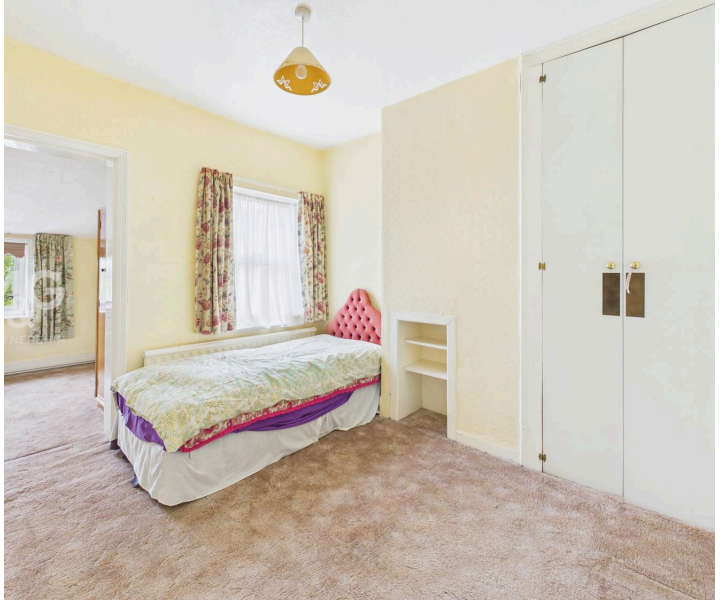
Living Room
12' 0" x 10' 4" (3.65m x 3.15m)
The front door leads into the living room and a further door opens into the dining room.

Dining Room
10' 4" x 9' 2" (3.14m x 2.79m)
The dining area is a good size, with doors leading to the staircase and kitchen.

Kitchen
8' 2" x 7' 0" (2.48m x 2.13m)
Featuring a range of wall and base cupboards, with work surfaces over and space for a cooker and washing machine. Doors lead to the lean-to and bathroom.

Lean-to
12' 3" x 4' 6" (3.73m x 1.38m)
A useful area providing further storage space.

Bathroom
7' 0" x 4' 8" (2.13m x 1.43m)
Comprising a white bath and sink, with a separate WC.



THE M&G PARTNERSHIP
Interested? Call Us On
01284 755526

Bedroom 1
12' 1" x 10' 5" (3.68m x 3.18m)
A good-sized double bedroom.

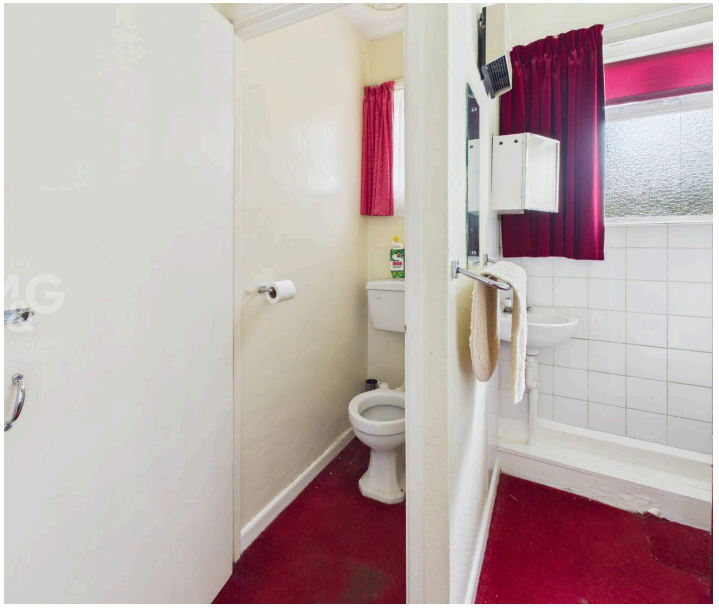
Bedroom 2
10' 4" x 7' 9" (3.16m x 2.35m)
Another generously sized double bedroom, which also provides access to Bedroom 3/dressing room. If needed, a stud wall could be installed to create independent access to Bedroom 3, giving you the flexibility to use it as a separate bedroom.

Bedroom 3/dressing room
8' 2" x 7' 5" (2.49m x 2.26m)
Ideal as a dressing room, nursery, or work-from-home office. This room could also be transformed into a good-sized ensuite.

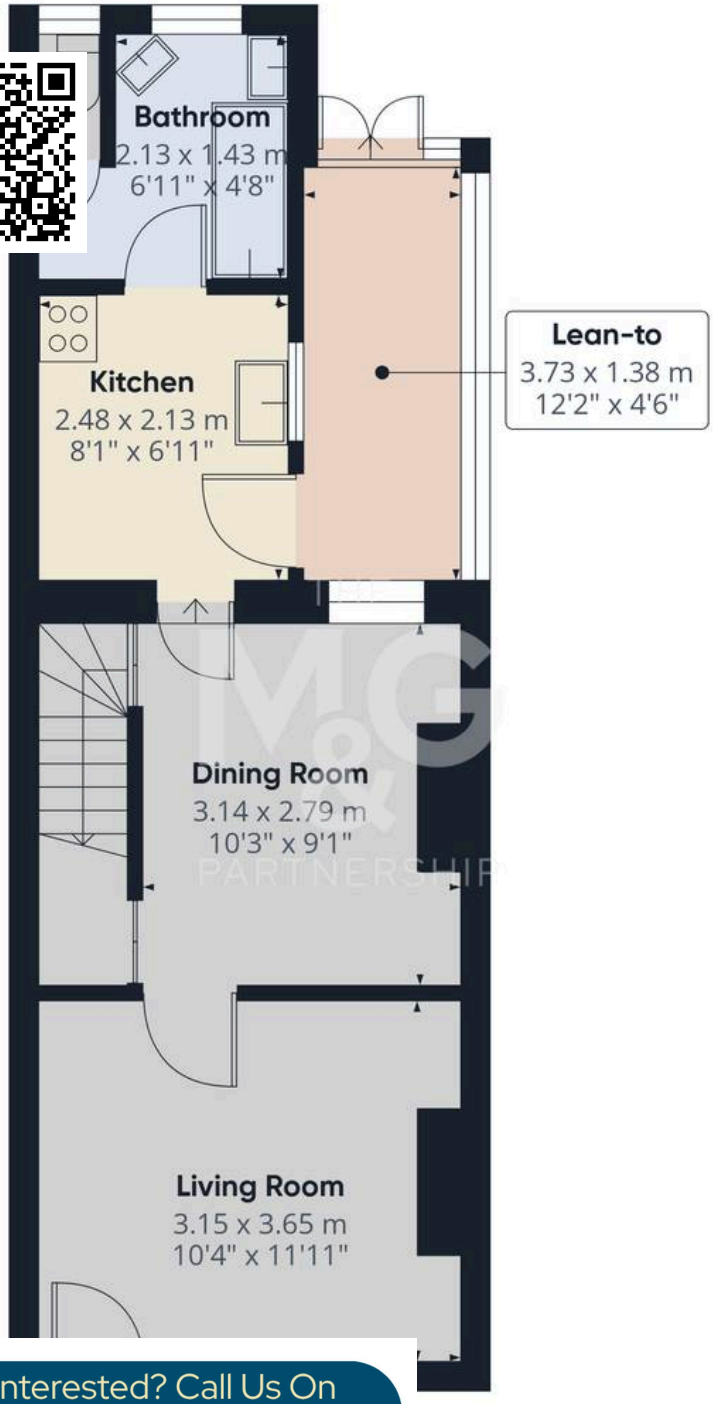
Outside
The rear garden is typical of a property from this era and is a decent size. There are grassed and patio areas, which are interspersed with mature shrubs. A single garage is situated to the rear of the garden, and there is gated access to Horescroft Road.

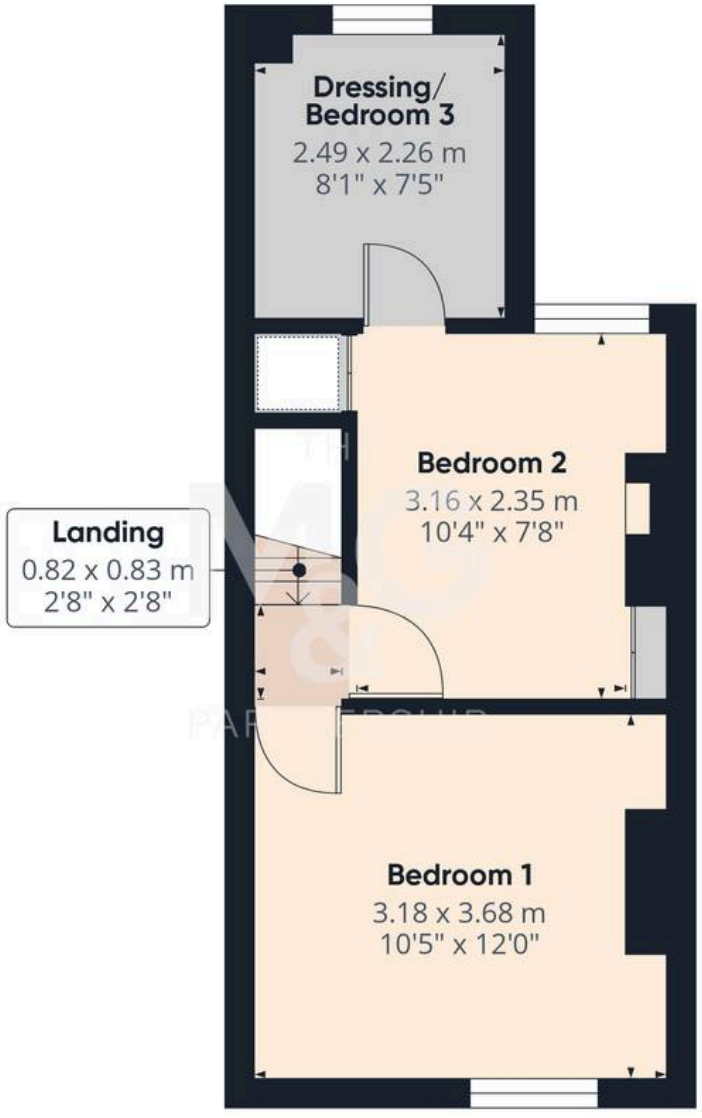
Garage
18' 11" x 9' 1" (5.76m x 2.77m)
With an up-and-over door to the front and a courtesy door to the garden.

Agents Notes
EPC Rating - E, Council Tax - B (West Suffolk) - All main services connected - Ofcom states Broadband ultrafast is available - Ofcom states all major mobile coverage is available



THE M&G PARTNERSHIP
Interested? Call Us On
01284 755526





Floor 1

THE Mortimer & Gausden PARTNERSHIP

Approximate total area(1)

63.1 m²

680 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

THE M&G PARTNERSHIP
Interested? Call Us On
01284 755526

For more details about this property, or any of the many superb homes we currently have available, please get in touch.

Established in 2008, The Mortimer & Gausden Partnership is proud to be one of the area's leading independent estate agents, with over 135 years of combined experience.

Our exceptional local knowledge, personal service and professional approach enable us to offer honest advice, accurate valuations and outstanding results.

Whether you are thinking of selling now or simply exploring your options, we would be delighted to provide a market appraisal.

01284 755526

mail@mortimerandgausden.co.uk

www.mortimerandgausden.co.uk

7 Langton Place, Bury St. Edmunds, Suffolk IP33 1NE

Please note: These details have been carefully prepared in accordance with the Sellers instructions, however their accuracy is not guaranteed. Measurements are approximate and where floor plans have been included, they serve purely as a guide to general layout and should not be used for any other purpose. The photographs displayed are also for promotional purposes only, and do not indicate the availability to purchase any of the fixtures and fittings. We have not tested any services or appliances, and potential purchasers should make their own enquiries to ensure that they are of a satisfactory working standard. Important: No person in the employment of Mortimer & Gausden Limited has any authority or ability to make or give warranty or representation whatsoever in relation to this property. If you are in any doubt as to the correctness of any of the content contained in either these details, our advertising or website, please contact our offices immediately. The Mortimer & Gausden Partnership is a trading name of Mortimer & Gausden Ltd.