108 Springfield Road, Bury St. Edmunds

Offers in Region of £300,000

THE M&G PARTNERSHIP

108 Springfield Road

Bury St. Edmunds

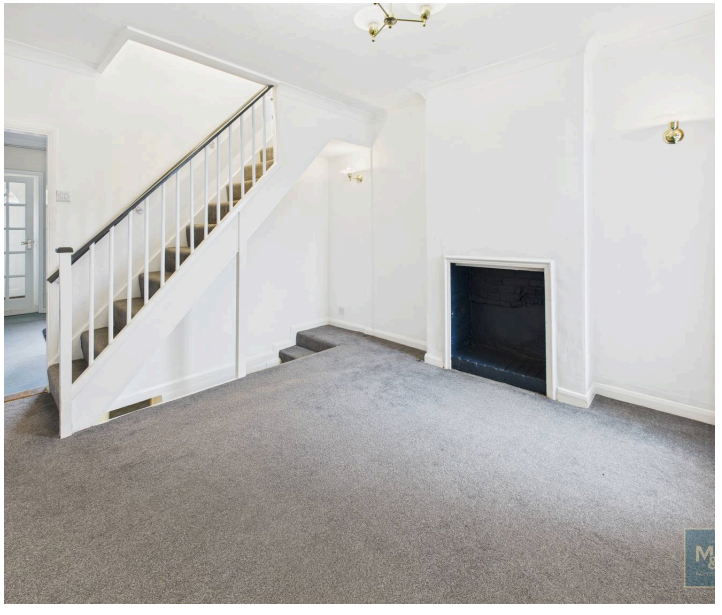
- Well-presented CHAIN FREE Victorian terrace
- Highly desirable and well served location
- Sitting room and separate dining room
- Fitted kitchen and ground floor bathroom
- Converted cellar ideal as office/cinema room
- Three good sized bedrooms to the first floor
- Front and rear gardens with single garage
- Gas-fired central heating, uPVC glazing

An attractive Victorian terraced townhouse, occupying a highly sought-after position on Springfield Road, just a short walk from Bury St Edmunds town centre, railway station and a wide range of amenities.

Offered for sale with no upward chain, the property provides flexible and well-proportioned accommodation with plenty of character, including a sitting room with fitted gas fire, separate dining room, galley-style kitchen, ground floor bathroom and two good-sized double bedrooms, with a further single bedroom leading off one of them, ideal as a nursery, dressing room or study.

The converted cellar provides valuable additional space, perfect for a home office, cinema room or hobby room.

Outside, there are front and rear gardens, together with the rare and highly valuable benefit of a single garage at the rear.



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Entrance Porch
4' 2" x 2' 7" (1.28m x 0.80m)

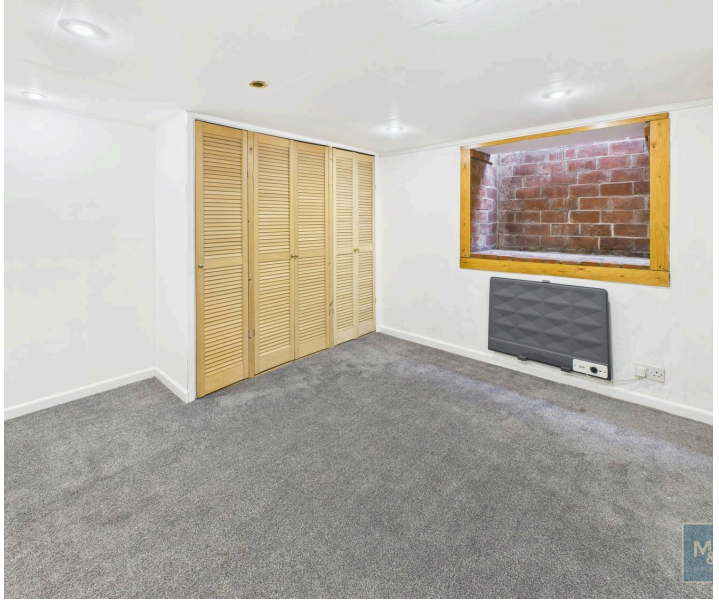
Sitting Room
11' 10" x 11' 3" (3.60m x 3.43m)
An entrance porch opens into the sitting room, a comfortable and welcoming space to the front of the house with a fitted gas fire.

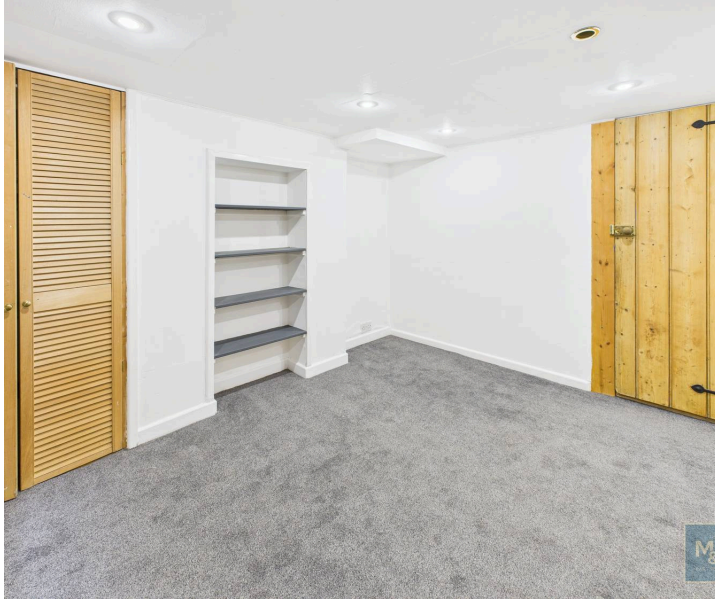
Dining Room
12' 7" x 11' 9" (3.84m x 3.58m)
Ideal for both everyday use and entertaining. This room has a decorative fireplace opening, a staircase to both the first floor and the cellar, with a glazed door leading to the kitchen.

Cellar/Home Office
10' 8" x 8' 6" (3.26m x 2.58m)
The cellar has been converted and offers a particularly versatile space, ideal for use as a home office, cinema room or hobby room, depending on individual needs.

Kitchen
15' 3" x 6' 10" (4.64m x 2.08m)
The fitted, galley-style kitchen provides a good range of units and worktop space together with a built-in oven and gas hob. There is ample appliance space and a rear lobby which has a wall-mounted gas-fired boiler, a door to the garden

Bathroom
6' 10" x 6' 7" (2.08m x 2.00m)





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Bedroom 1
11' 11" x 11' 3" (3.64m x 3.44m)
The first floor includes two good-sized double bedrooms. Leading off one of these is a further single bedroom, which would work well as a nursery, dressing room or study.

Bedroom 2
11' 10" x 9' 11" (3.60m x 3.02m)

Bedroom 3
9' 11" x 6' 11" (3.02m x 2.10m)

Outside
To the front of the property is a small garden, providing a pleasant approach to the house. The rear garden is of a good size for a town centre property and offers space to relax and enjoy the outdoors. At the end of the garden is a single garage, a notably rare and valuable feature in this central location. As is typical with many Victorian town centre homes, there is a pedestrian access for neighbouring properties. In addition to the garage, permit parking is available on the road.

Agent Notes
COUNCIL TAX -BAND B ENERGY PERFORMANCE RATING - D
COUNCIL - West Suffolk SERVICES - Mains water, gas, electricity and drainage. BROADBAND -Ofcom states ultrafast is available
Mobile - Ofcom states all mobile providers are likely.
WHAT3WORDS ///dating.limitless.contact

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01284 755526

mail@mortimerandgausden.co.uk

www.mortimerandgausden.co.uk

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

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