

Summary

LOCATION Bury St Edmunds is a picturesque, thriving market town nestled in the heart of Suffolk. Boasting a fantastic collection of venues for eating, drinking and shopping all within a 10 minute walk of this home. Bury St Edmunds also offers great transport links with Buses, Train Station and easy access points to the A14. For families there is also an array of Primary & Secondary schools as well as West Suffolk College which is only a few minutes walk from this property. Bury St Edmunds is probably best known for Abbey Gardens, a ruined abbey right in the town centre.

Description

Approximate Room Sizes

ENTRANCE HALL

LIVING ROOM 14' 9" x 14' 6" (4.5m x 4.42m)
Double glazed window to front, doors to rooms and door to rear lobby with back door and stairs ascending

BEDROOM ONE 12' 5" x 8' 11" (3.78m x 2.72m)
Double glazed window to front

KITCHEN 12' 5" x 9' 2" (3.78m x 2.79m) Double glazed window to rear, range of wall and base units with work surfaces incorporating sink with drainer, gas hob, eye level oven

SHOWER ROOM Double glazed window to rear, shower cubicle, W/C, wash hand basin

BEDROOM 2 18' 1" x 14' 5" (5.51m x 4.39m)
Double glazed windows to front and side

ENSUITE W/C wash hand basin, shower cubicle

BEDROOM 3 9' 11" x 8' 11" (3.02m x 2.72m)
Double glazed window to front

BEDROOM 4 8' 11" x 8' 10" (2.72m x 2.69m)
Double glazed window to front

BEDROOM 5 14' 9" x 9' 7" (4.5m x 2.92m) Double glazed window to front

ENSUITE W/C, wash hand basin, shower cubicle

GARAGE Potential to convert this into another bedroom for HMO.

Up and over door, and door leading to the garden

OUTSIDE To the front is drive leading to garage, and remainder of garden is paved.

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

AGENT NOTES The current owner is receiving £3,406pcm in rent from the 5 rooms which are all currently occupied. The Landlord pays for gas and electric which currently works out at £337 per month.

There is potential to convert this into a 7 bedroom HMO, with the garage being converted. Also would require planning permission, but could be potential to change the kitchen into another bedroom and make the lounge into a Kitchen/Lounge.

There has been previous planning permissions granted on the property to extend at the rear or convert it into 2 x semi detached homes.

Additional Information

Local Authority – West Suffolk Council
Council Tax Band – E
Tenure – Freehold
Services – Gas Central Heating
Post Code – IP33 3ES

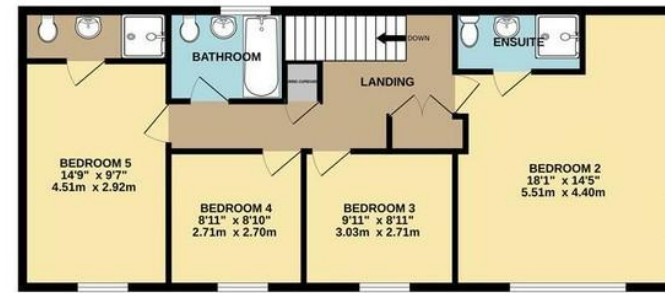
Viewings by appointment
Bychoice Estate Agents
Tel: 01284 769598



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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Your home may be repossessed if you do not keep up repayments on your mortgage.



Contact Details
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

Queens Road | Bury St Edmunds | IP33 3ES

Located on the highly sought after west side of Bury St Edmunds is this 5 bedroom detached home. Currently being used as a HMO with garage and parking. This property has plenty of opportunity to either keep it as a HMO and convert it into a 7 bedroom property or change the property into a large family home. Viewing is highly recommended to appreciate the potential this home has to offer.

£575,000

- Popular Location
- Currently Being Used As HMO
- 5 Bedrooms
- 2 Ensuites
- No Chain
- Garage & Parking