



## 89 Fornham Road, Bury St. Edmunds, Suffolk, IP32 6AS

**A MUST TO VIEW** – This beautifully presented bay fronted townhouse is believed to be of late Victorian/Early Edwardian origins and has just undergone a comprehensive makeover.

The accommodation, which is arranged over 3 floors, retains much character, with high ceilings, sash windows and well-proportioned rooms. Offered for sale CHAIN FREE, the house has a lovely contemporary feel and this is definitely a property that deserves an early internal inspection.

- Beautifully presented and much improved townhouse
- Hall, bay fronted sitting room, dining room
- Converted cellar/3rd bedroom, refitted kitchen/breakfast room
- 2 First floor double bedrooms, large family bathroom
- Popular location, gas central heating, enclosed gardens
- Offered for sale with NO UPWARD CHAIN

### Guide Price £385,000





## General Information

The property occupies an established location, set back from the road and is within walking distance of the railway station. The town centre is also close by and offers an extensive range of shopping and leisure facilities. The A14 can be easily accessed, providing a fast route to Ipswich, Cambridge and London/Stansted Airport (via the M11)

As previously mentioned, the house has recently undergone a comprehensive makeover, having been decorated in neutral tones, giving the house a lovely airy feel. Further improvements include a stylish refitted kitchen and bathroom. There is also the benefit of gas fired central heating.

The accommodation is arranged over 3 floors and in more detail comprises:

The entrance hall gives access to the bay fronted sitting room which is open through to the dining room. The sitting room includes a fireplace with an inset wood burning stove. The dining room is equally well proportioned and a single door and glazed french doors lead through to the kitchen/breakfast room.

The kitchen/breakfast room features a semi vaulted ceiling with a large Velux window flooding the room with light and bi-folding doors open onto the rear garden. There is an attractive range of units, beautiful solid oak worktop surfaces, a built-in dishwasher, oven, 5 ring gas hob, and hood. In our opinion, the whole of the ground floor flows particularly well, making it the perfect space for entertaining and family living.

The cellar is a very useable space and could certainly be used as an additional bedroom, home office, games room or home cinema.

On the first floor: A landing area gives access to 2 double bedrooms and a family bathroom. The bathroom is of a generous size and benefits from being refitted.

### Outside

The property is set back from the road and has been landscaped for ease of maintenance. The rear gardens which are fence/wall enclosed, feature a sheltered paved terrace immediately to the rear of the house, with the remainder of the garden being laid mainly to grass and interspersed with mature shrubs.

Council Tax Band – B

### Directions

From the town centre proceed along Angel Hill turning left at the traffic lights into Northgate Street. Continue over the roundabout into Out Northgate leading into Fornham Road. The property will be found on the left-hand side, just after the turning for Avenue Approach.

## Hall

Sitting Room 12'6 x 12'2 plus bay window (3.81m x 3.71m plus bay window)

Dining Room 12'8 x 11'8 (3.86m x 3.56m)

Kitchen/Breakfast Room 16'2 x 11'6 (4.93m x 3.51m)

Cellar Room/Bedroom 15'0 x 11'2 (4.57m x 3.40m)

## First Floor Landing

Bedroom 1 14'10 x 12'2 (4.52m x 3.71m)

Bedroom 2 16'6 x 10'1 (5.03m x 3.07m)

Bathroom 10'0 x 8'0 (3.05m x 2.44m)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D			64
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Interested? Call us on 01284 755526

