



Nelson Road
Bury St. Edmunds

Guide Price £480,000

LACY SCOTT
& KNIGHT

est. 1869

10 Nelson Road

Bury St. Edmunds | Suffolk | IP33 3AG

Rail Station 0.6 miles, Cambridge 28 miles, Stowmarket 15 miles

An Edwardian townhouse in a central location providing spacious accommodation including 3 reception rooms and 4 bedrooms. Great potential for updating. Chain-Free!

Hallway | Sitting Room | Living Room | Dining Room | Conservatory | Kitchen | Ground Floor Cloakroom | Cellar | 4 Bedrooms | First Floor Family Bathroom | Second Floor Cloakroom

10 Nelson Road

An established semi-detached home on this Edwardian street, situated conveniently close to the town centre. Number 10 is one of two known as 'Kitchener Villas' and was completed in 1914. It sits within the town's (Victoria Road) Conservation Area, offering spacious and characterful accommodation with huge potential now for updating to make the house your own. It is offered chain-free.

The front steps and front door with stained glass inset and side panels offer a traditional and handsome entrance into the property, leading to the long hallway with stairs leading up to the first floor, further stairs down to the cellar and a wide opening into the front living room. The hallway has traditional mouldings and decorative coving, a feature which continues throughout the ground floor. The living room is an open plan space and enjoys a square bay, feature decorative fireplace and display shelving. This then leads through to the bright sitting room with further built-in display shelving and TV unit plus a further square bay to the side. French doors open into the conservatory which leads out to the rear garden via external French doors.



The kitchen is rather small and dated in style and would therefore benefit from reconfiguring/updating, but does offer an electric oven, hob, hood and space for a fridge-freezer. There are also solid granite worktops. The kitchen opens into a separate dining room with double glazed French doors leading out to the back garden. There is also a cloakroom on the ground floor. The cellar area offers a useful space for laundry appliances and has two cupboards housing the energy supply meters.

Upstairs on the first floor is a good size split level landing leading to three double bedrooms and the family bathroom with a bath, separate shower cubicle, vanity unit and WC. Bedroom four to

the rear has a cupboard housing the gas fired central heating boiler.

Further stairs lead up to the second floor principal bedroom which has sloping ceilings, two Velux windows and an ensuite WC cloakroom to the rear. There is also access to some eaves storage space.

Outside

The property has a small traditional enclosed front garden and side pathway behind solid brick walls. The rear courtyard garden

is also fully enclosed by brick walls and offers low maintenance brick paving, planted beds and a paved patio area for sitting out.

Location

Nelson Road is very central to all the amenities on offer in the attractive historic centre of Bury St. Edmunds and is positioned just off Risbygate Street. Please note this property sits at the end of the no-through traffic street with both side and rear boundaries directly alongside the Arc-Cattlemarket public car park. As such, being central it is very convenient for easy access to the wide range of leisure, shopping, dining, and entertainment facilities that this bustling historic town centre offers. Nelson Road is also positioned within the town's conservation area protecting the built environment.

Zone C Nelson Road residents permit parking applies.

Property Information

Services: Mains gas, electricity, water and drainage. Gas central heating.

Local Authority: West Suffolk Council. Council Tax Band C.

Tenure: Freehold.

Broadband: Ultrafast predicted download speed 1800 Mbps and upload speed 1000 Mbps. (Information taken from Ofcom website).

Mobile Coverage: Good outdoor and good/variable in home. (Information taken from Ofcom website).

Directions

From the town centre, approach Nelson Road from Risbygate Street, the property no. 10 is at the end on the left.



Plans, Areas and Schedules

These are based on the Ordnance Survey and are for reference only. They have been checked and computed by the Agents, and the Purchaser(s) shall be deemed to have satisfied themselves as to the description of the property, and any error or misstatement shall not annul the letting, nor entitle either party to compensation. The plans are for the purpose of identification only. In the event of any discrepancy between the plans and schedule of areas, the schedule of areas shall prevail.

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Nelson Road, Bury St. Edmunds, IP33

Approximate Area = 1855 sq ft / 172.3 sq m

Limited Use Area(s) = 33 sq ft / 3 sq m

Total = 1888 sq ft / 175.3 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2026. Produced for Lacy Scott & Knight. REF: 1466860



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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