



Hervey Road

Bury St. Edmunds

Guide Price £430,000

LACY SCOTT
& KNIGHT

est. 1869

5 Hervey Road

Bury St. Edmunds | Suffolk | IP33 2DN

Newmarket 15 miles, Cambridge 29 miles, Stowmarket 15 miles

An established, chain-free, family home coming to the market for the first time in over 50 years! Be the lucky person to acquire this as your next home and make it your own. Do not hesitate to book a viewing.

Entrance Hall | Sitting/Dining Room | Kitchen/Breakfast Room | 3 Bedrooms | Bathroom | Separate WC | Front and Rear Gardens | Single Garage | Off Road Parking

5 Hervey Road

Welcome to 5 Hervey Road. This is a fantastic opportunity to buy an established family home in a highly sought-after neighbourhood, rarely available in this favoured location, with the potential to update and personalise to your own taste. Offered for the first time to the market in over fifty years, the home now presents an opportunity for the new owners to become the next chapter in its' history.

The house itself offers an open-plan sitting/dining room which is a good size and well-lit with a uPVC bay window to the front, side windows, and uPVC French doors to the rear. There are two chimney breasts with recesses in, which could potentially be re-established with fireplaces. Alongside is a good-sized hallway with stairs to the first floor and understairs cupboard. The kitchen/breakfast room offers space for a dining table, a range of fitted units, space for appliances, windows and a door to the rear garden. The wall mounted gas boiler provides central heating.



Upstairs offers a traditional layout, with two double bedrooms of a good size, one to the front with a bay window and one to the rear with a garden outlook, both with built-in wardrobes. There is also single bedroom to the front with a small, shelved cupboard. There is a traditional tiled bathroom and separate WC positioned to the rear.

Outside

The house sits within a generous plot. To the front is a lawn and parking area for two cars in front of the attached single garage. Further off road parking could potentially be provided at the front. Side access leads to a generous lawned rear garden

with storage shed, greenhouse, ample space for children/pets to play and established trees and shrubs.

Location

Hervey Road is a quiet established turning approx. 1.5 miles from the town centre. The property is surrounded by other established residential properties and at the bottom of the road, is a pleasant walkway by the river which leads into town. The market town of Bury St Edmunds provides an excellent range of schooling, leisure, retail and dining plus the attractive Abbey Gardens, Arc shopping centre and twice weekly market.

Property Information

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

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

Tenure: Freehold.

Broadband: Ultrafast predicted highest download speed 5500 Mbps and highest upload speed 5500 Mbps. (Information taken from Ofcom website).

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

Agent's Note

Please note that the property title is unregistered. The buyer's conveyancer will need to attend to first registration with the Land Registry on completion of the purchase.

Directions

What3words///trainers.fermented.cheeks.

Heading out of town on Out Westgate which leads into Horringer Road, take the right hand turning into Bristol Road which in turn leads into Hervey Road where the property will be found after a very short distance on the left hand side.





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.

Misrepresentation and Notices Lacy Scott & Knight for themselves and as Agents for the Seller of the property give notice that:-

- These Particulars are intended to give a fair and substantially correct overall description for the guidance of intending Purchaser(s) and do not constitute, nor constitute part of, an offer or contract. No responsibility is assumed for the accuracy of individual items.
- All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending Purchaser(s) should not rely on them as statements or representations of facts, but must satisfy himself by inspection or otherwise as to the correctness of each item.
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- Should any dispute arise as to the boundaries or an pre-contract points on the General Remarks and Stipulations, Particulars, Schedule, Plans or the interpretation of any of them, the questions will be referred to the arbitration of the Agents, whose decision shall be final.

Should you wish to proceed with an offer on this property, we are obligated by HMRC to conduct mandatory Anti-Money Laundering Checks. We outsource these checks to our compliance partners at Coadjute and they charge a fee for this service. We are required by law to conduct anti-money laundering checks on all those selling or buying a property as prescribed by the Money Laundering Regulations 2017. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Coadjute who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £33.00 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Coadjute, and is non-refundable. Lacy Scott & Knight do not receive any commission for this payment/service.

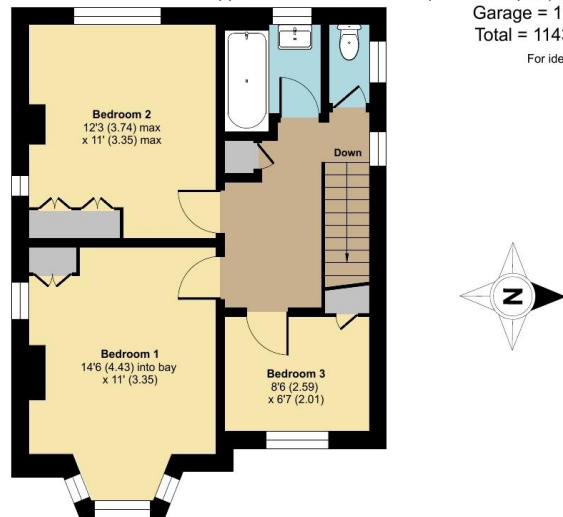
Hervey Road, Bury St. Edmunds, IP33

Approximate Area = 1028 sq ft / 95.5 sq m (exclude open porch)

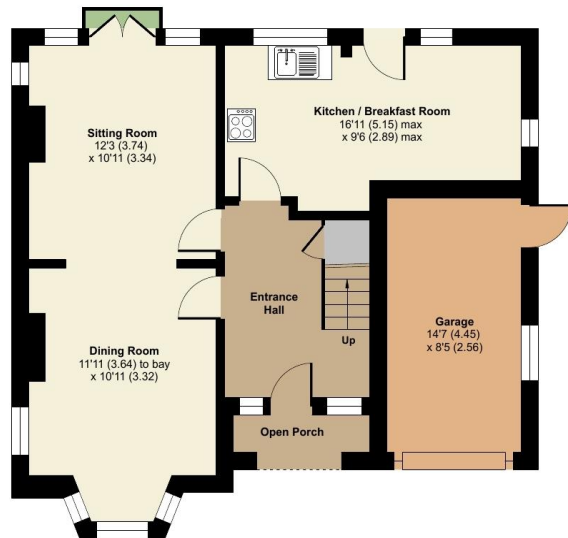
Garage = 115 sq ft / 10.6 sq m

Total = 1143 sq ft / 106.1 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2026. Produced for Lacy Scott & Knight. REF: 1488675



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68 D	75 C
39-54	E		
21-38	F		
1-20	G		

Tel: 01284 748600

10 RISBYGATE STREET, BURY ST EDMUNDS, IP33 3AA

Tel: 01449 612384

MARKET PLACE, STOWMARKET, SUFFOLK, IP14 1DN

