



Mortimer &  
Gausden

INDEPENDENT ESTATE AGENTS

34 Mayfield Road,  
Bury St. Edmunds, IP33 2QT

Guide Price  
£285,000

*A well presented semi detached home located close to many local amenities*

Whether you have been looking for a lovely home for your growing family or perhaps a well maintained property to add to your investment portfolio, this spacious semi is bound to be of interest.

The house occupies a superb location, within a short walk of a parade of shops, a primary school and the beautiful Hardwick Heath. The West Suffolk Hospital is also just a few minutes away.

The property is decorated in light neutral shades and is being sold with NO UPWARD CHAIN, it has a modern kitchen and refitted bathroom - so is ready to move straight in.



- CHAIN FREE semi detached house
- Occupying a particularly well served location
- Hall, large dual aspect sitting/dining room
- Fitted kitchen, 3 good sized bedrooms
- Modern bathroom with separate shower
- Gas fired central heating, uPVC glazing
- Enclosed gardens, single garage and parking



We were very impressed with this house and are confident you will be too.

The house has been very successfully rented out for a number of years and has a current rental value of around £1,250 PCM. It is offered for sale in good clean condition and in more detail comprises:

A spacious entrance hall has 2 built-in cupboards and gives access to the sitting room and kitchen. The sitting room/dining room has a dual aspect and provides lots of space for seating and a good sized dining table.

The kitchen is fitted with an extensive range of cupboards and worktop surfaces and includes an integrated oven, hob and cooker hood. There is ample appliance space and a door to the rear gardens.

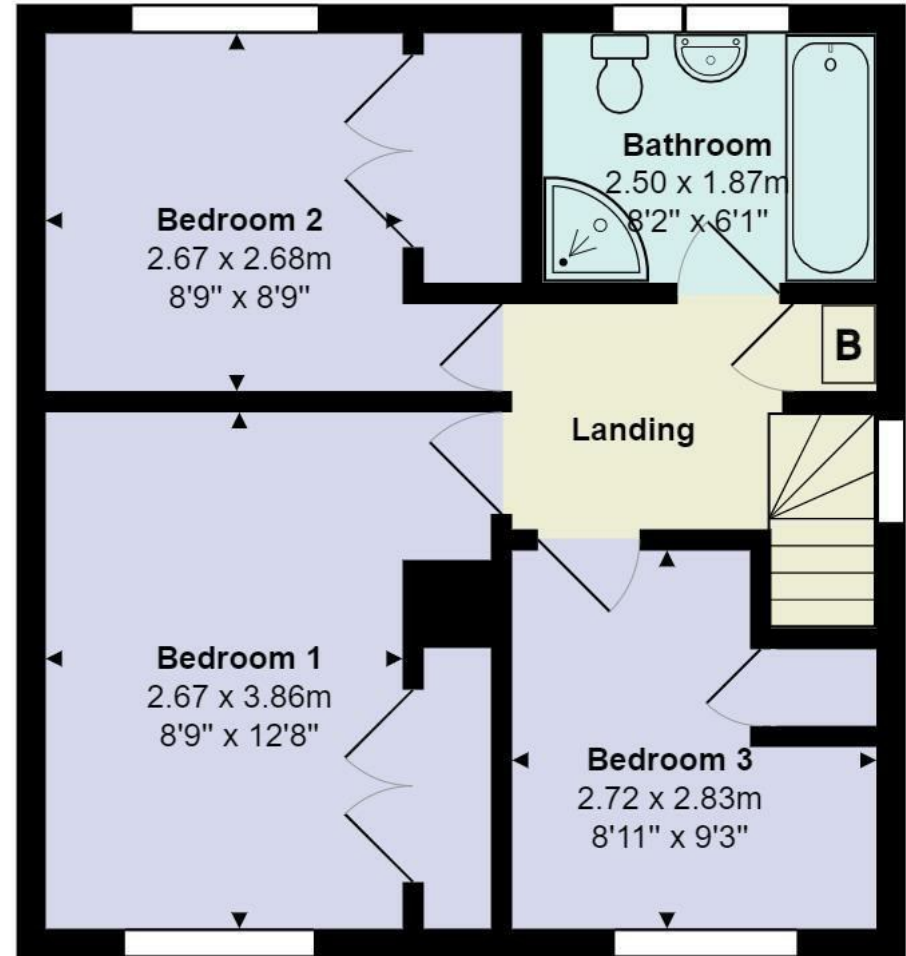
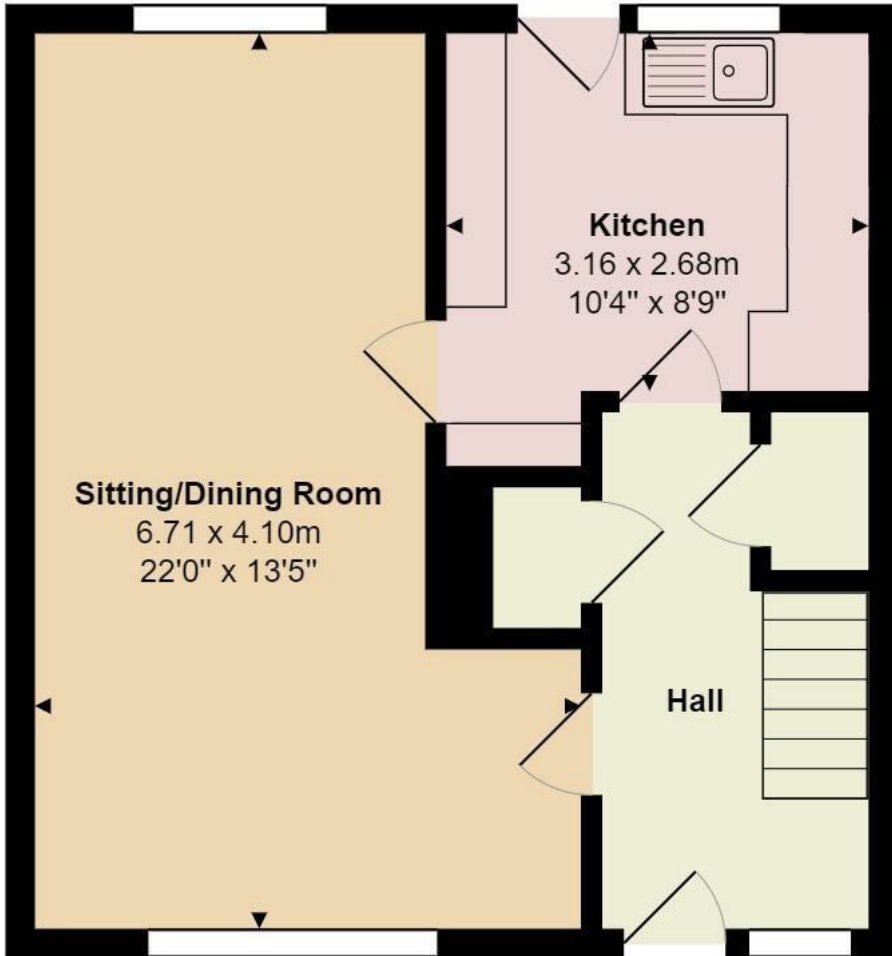
On the first floor: A light and bright landing area gives access to the bathroom and all 3 bedrooms. Bedrooms 1 and 2 are comfortable double bedrooms, each with built-in wardrobes. Bedroom 3 is an L-Shaped room and is a good sized single bedroom, again with built-in storage.

#### Outside

The house has a pleasant outlook over a small green. A side access leads to enclosed rear gardens which are laid mainly to lawn. A gate leads to the single garage and parking area.

ENERGY PERFORMANCE RATING - C  
COUNCIL TAX BAND - C





Please Note: These details have been carefully prepared in accordance with the Sellers instructions, however their accuracy is not guaranteed. Measurements are approximate and where floor plans have been included, they serve purely as a guide to general layout and should not be used for any other purpose. The photographs displayed are also for promotional purposes only, and do not indicate the availability to purchase any of the fixtures and fittings. We have not tested any services or appliances, and potential purchasers should make their own enquiries to ensure that they are of a satisfactory working standard. Important: No person in the employment of Mortimer & Gausden Limited has any authority or ability to make or give warranty or representation whatsoever in relation to this property. If you are in any doubt as to the correctness of any of the content contained in either these details, our advertising or website, please contact our offices immediately.

mail@mortimerandgausden.co.uk  
www.mortimerandgausden.co.uk  
7 Langton Place, Bury St. Edmunds, Suffolk. IP33 1NE

**01284 755526**