



Mortimer &
Gausden

INDEPENDENT ESTATE AGENTS

2 Ely Close,
Bury St. Edmunds, IP33 2NA

Guide Price
£425,000

Superbly located detached family home! Set in a large corner plot with no UPWARD CHAIN, early viewing is thoroughly recommended.

This much loved modern detached house is located close to Hardwick Heath, the West Suffolk Hospital and a range of local amenities.

The property, which is being sold with the benefit of having NO UPWARD CHAIN, occupies a pleasant corner plot position with established gardens, driveway parking, a garage and large timber shed.

In our opinion, the property has been well maintained and would be perfect for a growing family or indeed anyone looking for a house with lots of potential in a great location.



- 4 Bedroom Detached family home
- Corner plot, spacious gardens
- Excellent location, west side of town
- Living Room, Dining Room, Kitchen & Utility
- Downstairs Cloakroom, Upstairs Bathroom
- Detached garage, driveway, large timber shed
- Offered for sale CHAIN FREE



This much loved family home is new to the market after approx 40 years and represents a fantastic opportunity for a new owner to put their own stamp on it.

Situated in a favoured location and set centrally within a large corner plot, the property has been well maintained and offers comfortable family accommodation. Benefiting from gas-fired central heating, and sealed unit double glazing, this home will certainly appeal to families and couples alike.

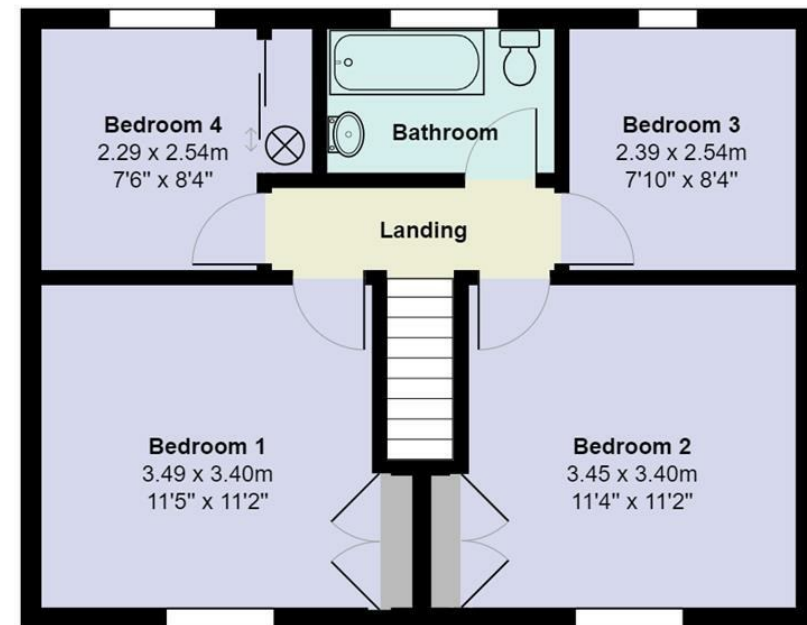
The spacious living room enjoys windows to three aspects and the dining room has plenty of space for a large dining table. The kitchen is modern neat and tidy, with white cabinets and ample worksurfaces, plus plenty of space for appliances. A glazed utility/sunroom with access to the rear gardens is situated off the kitchen.

On the first floor, you will find the family bathroom, two double bedrooms with built in storage and two decent-sized single bedrooms.

Outside - the generous gardens wrap around the property on all four sides and the wall and fence boundaries provide a good degree of privacy to the rear garden. A pathway leads in from a side gate, across a paved patio area, to the large shed/workshop and continues to the detached single garage and parking adjacent.

COUNCIL TAX - BAND D
ENERGY PERFORMANCE RATING - 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