Mortimer & Gausden

INDEPENDENT ESTATE AGENTS

38 Manderville Road,
Bury St. Edmunds, Suffolk, IP33 2JB

Offers In Excess Of
£300,000

A CHAIN FREE detached bungalow in a great location

This extended detached bungalow occupies an excellent position on the favoured western outskirts of the town. There is a parade of shops close by and and a bus stop almost opposite. The town centre is around 2 miles away, with open countryside also within easy reach.

The bungalow has been well maintained but is perhaps a little dated in places, allowing buyers to really make it their own. Set in well-stocked gardens the property has a single garage and parking to the rear.

The bungalow is being sold with NO UPWARD CHAIN and benefits from gas-fired central heating and uPVC sealed unit glazing.

- Spacious modern detached bungalow
- Situated close to all local amenities
- Conservatory/porch, sitting/dining room
- Fitted kitchen, side porch, shower room
- 3 Good sized bedrooms
- Gas heating, uPVC sealed unit glazing
- Single garage, parking, gardens
- Early viewing advised

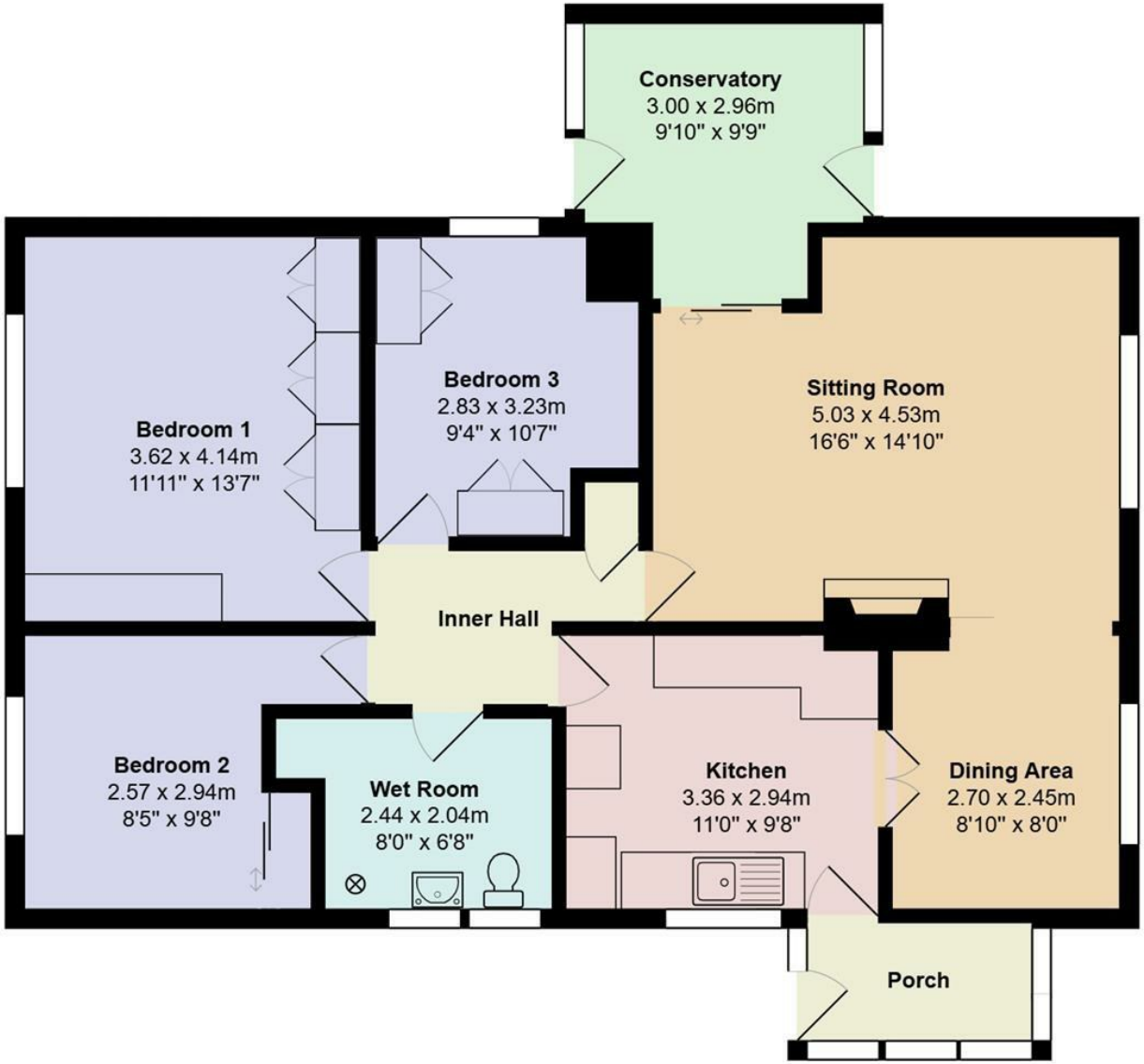
To the side of the bungalow is a small conservatory/porch which gives access to the front and rear gardens and into the sitting room.

The sitting room is of a generous size and includes a large picture window to the front and a feature fireplace. An opening leads into the adjoining dining area. The kitchen is fitted with a range of cupboards and worktop surfaces. There is ample appliance space and a door leads out to a side porch.

An inner hallway leads to all 3 bedrooms and the former bathroom which has been converted into a wet room. The main bedroom is quite large and includes fitted wardrobes with matching cupboards and drawers. Bedroom 2 is another comfortable double with a built-in cupboard. Bedroom 3 is a large single bedroom again with fitted wardrobes.

Outside
The property is located at the end of a row and has both side, rear and front gardens. The front gardens enjoy an open aspect and are laid to lawn and planted with a wide variety of perennial flowers and shrubs. The rear gardens include areas of hard landscaping a side patio, pergola and raised flower beds. A rear access leads to the single garage which has parking to the front.

COUNCIL TAX - BAND D - West Suffolk
ENERGY PERFORMANCE RATING - C
SERVICES - Mains water, electricity, gas and drainage
BROADBAND - Ofcom states Superfast broadband is available
Mobile - Ofcom states all mobile phone providers are likely
WHAT3WORDS ///childcare.hedgehog.albatross



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