THE
Mortimer
& Gausden
PARTNERSHIP

4 Netley Road,
Bury St. Edmunds, IP33 2HJ

Guide Price
£230,000

CHAIN FREE semi-detached house in a well-served location

Situated on the favoured western outskirts of town, this semi-detached home offers convenient access to a local parade of shops and is around a mile and a half from the town centre.

The house, which requires some updating, provides well-arranged accommodation including a good-sized sitting room, dining area, kitchen, and cloakroom on the ground floor, with three bedrooms and a bathroom upstairs.

Externally, the property benefits from a single garage with parking to the front, along with an enclosed rear garden offering plenty of potential. With gas-fired central heating and uPVC sealed unit glazing, the house is offered with no upward chain.

Ideal for young families or those seeking a property to improve and add value, this appealing home is well worth an early viewing.

- Spacious modern semi-detached home
- Requiring some updating and improvement
- Occupying a popular and well-served location
- Hall, large sitting room, kitchen, dining area
- Cloakroom, bathroom, 3 good sized bedrooms
- Gas-fired central heating, uPVC glazing
- Single garage, parking, and gardens
- No upward chain, early viewing advised

Accommodation

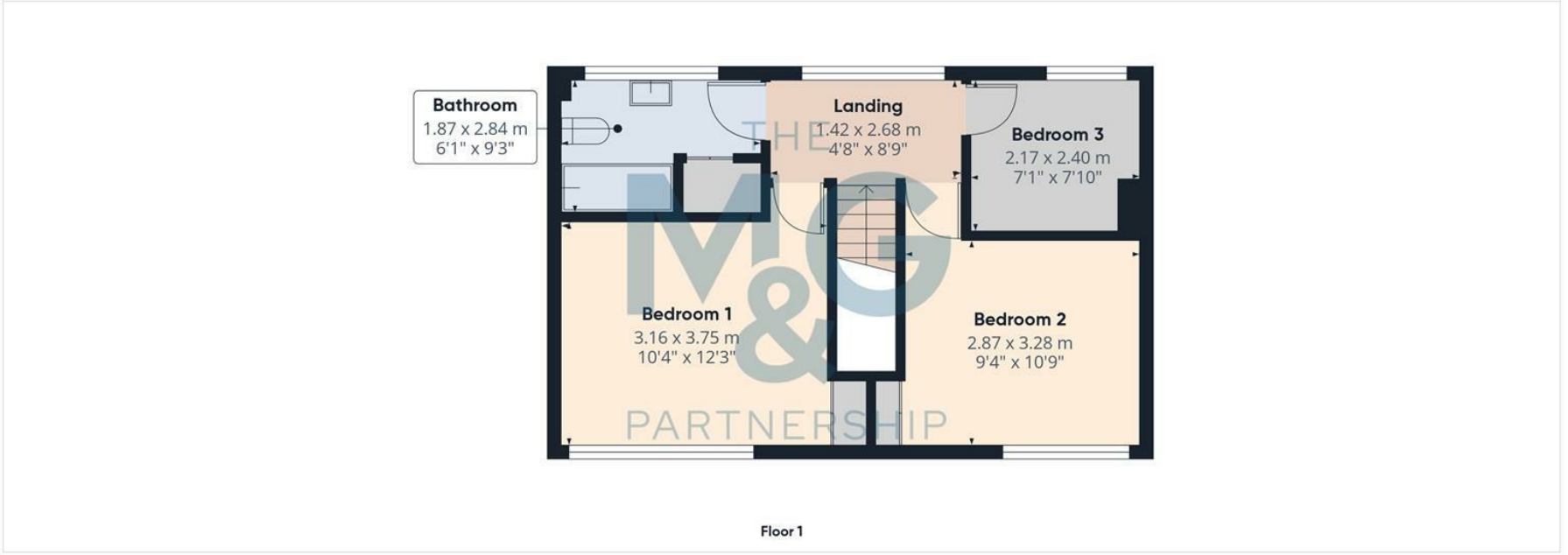
Ground Floor
A small entrance hall with a staircase to the first floor also gives access to the sitting room and dining room. The sitting room has a dual aspect and is of a very good size. The dining room opens up into the kitchen. These two areas could be combined to make one large family space. Off the kitchen is a rear hall with a storage cupboard, a cloakroom and a glazed door to the rear garden.

First Floor
The upstairs layout includes 2 double bedrooms and a good-sized single bedroom/study. The bathroom includes an airing cupboard and a wall-mounted gas-fired boiler.

Outside
The gardens to the front of the property are fence enclosed, and are of a good size, being laid predominantly to lawn. A side access leads to the enclosed rear garden, which affords a good degree of privacy and includes a raised patio terrace.

A rear access leads to a single garage. There is a further hardstanding area for parking.

COUNCIL TAX - BAND B - West Suffolk
ENERGY PERFORMANCE RATING - C
SERVICES - Mains water, electricity, gas and drainage
BROADBAND - Ofcom states Ultrafast broadband is available
Mobile - Ofcom states all mobile phone providers are likely
WHAT3WORDS ///beefed.swimsuits.potato



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.
The Mortimer & Gausden Partnership is a trading name of Mortimer & Gausden Ltd.

mail@mortimerandgausden.co.uk
www.mortimerandgausden.co.uk
7 Langton Place, Bury St. Edmunds, Suffolk. IP33 1NE
01284 755526