Mortimer & Gausden

INDEPENDENT ESTATE AGENTS

30 Jermyn Avenue,
Bury St. Edmunds, IP32 7LJ

Guide Price
£275,000

Attractive semi-detached home in a sought-after setting

Occupying a pleasant setting within St James Park, one of the most established and desirable parts of Moreton Hall, this appealing semi-detached house is offered for sale with no onward chain.

The property provides comfortable and well-planned accommodation, ideal for a young family, investors, or anyone seeking a home in a well-served and convenient location.

Featuring a dual aspect sitting/dining room with a feature fireplace, a well-fitted kitchen with garden access, three good-sized bedrooms, and a family bathroom, this home offers excellent potential for further improvement if desired.

With an integral garage, driveway parking, and enclosed rear gardens, this competitively priced home is sure to appeal to a wide range of buyers.

- Modern semi-detached CHAIN FREE home
- Occupying a popular and well-served setting
- Entrance hall, dual aspect sitting/dining room
- Fitted kitchen, 3 bedrooms, bathroom
- Gas fired central heating, UPVC glazing
- Single garage, parking, enclosed gardens
- Ideal for growing families or investors

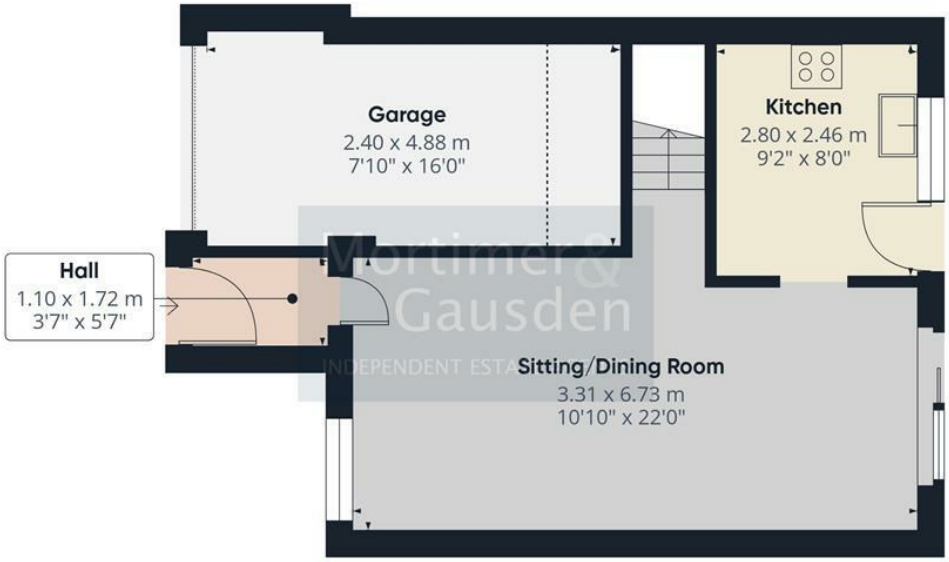
The accommodation, which benefits from uPVC sealed unit glazing and gas-fired central heating, in more detail comprises:

Ground Floor
An entrance hall leads into a bright and spacious dual aspect sitting/dining room featuring a fireplace and patio doors. The kitchen, overlooking the rear garden, includes a range of fitted cupboards, work surfaces, and an integrated oven, hob and hood. A glazed door leads to the outside.

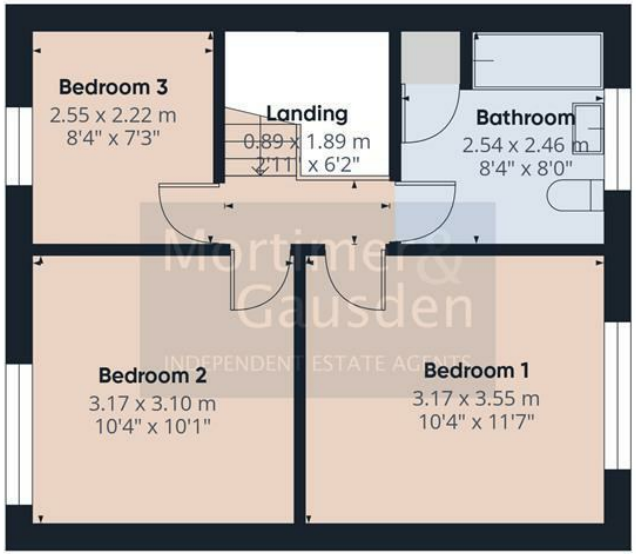
First Floor
The first floor provides three well-proportioned bedrooms, two of which are doubles, together with a family bathroom fitted with a white suite.

Outside
To the front of the property, a driveway provides off-road parking and leads to the integral garage, which offers potential for conversion to additional accommodation (subject to the usual permissions). The front garden is laid mainly to lawn. The rear garden is enclosed and offers a good degree of privacy, with lawned and patio areas providing plenty of space for children to play or for relaxing outdoors.

Council Tax: Band C
Energy Performance Rating: C
Local Council: West Suffolk
Services: All main services connected
Broadband: Ultrafast broadband available (source: Ofcom)
Mobile Coverage: Service available from all providers (source: Ofcom)
What3Words ///consumed.tags.selection



Floor 0



Floor 1

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