Mortimer & Gausden
INDEPENDENT ESTATE AGENTS

5 Boughton Way, Bury St. Edmunds, Suffolk, IP33 1AG

This attractively presented town house offers an excellent range of accommodation and is located just a few minutes walk away from the town centre and Abbey Gardens.

Offered for sale CHAIN FREE, the house, which has a garage and parking to the rear, is arranged over 3 floors and includes a good sized sitting room and large kitchen/dining room – with 3 double bedrooms, bathroom and en suite, it is easy to see why this style of property is so popular.

- Well located 3 storey town house,
- Hall, cloakroom, sitting room, spacious kitchen/diner
- First floor with 2 double bedrooms, study and family bathroom
- Second floor with master bedroom and en suite
- Gas central heating, sealed unit glazing, recent redecoration
- Private gardens, garage and parking, CHAIN FREE

Guide Price £370,000

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

5 Boughton Way, Bury St. Edmunds, Suffolk, IP33 1AG

General Information

Situated off Cotton Lane the property stands close to the beautiful Abbey gardens and the town centre which offers an extensive range of shopping facilities, including the Arc Shopping Centre. There are also excellent educational, recreational and cultural facilities and for those needing to commute there is convenient access to the A14, which provides links to Cambridge, Ipswich and London / Stanstead Airport via the A11/M11.

This beautifully appointed town house is understood to have been built approximately 14 years ago by the much respected builder: Hopkins Homes and has maintained to a high standard.

The house, which has just been redecorated, offers a versatile range of accommodation and has the benefit of sealed unit glazing and gas fired central heating. We are confident that the house will have wide appeal and would be equally suited to families, couples or indeed anyone looking for sound investment purchase as the rental value is around £1500-£1600 PCM

On the ground floor: the spacious entrance hall with large cupboard and cloakroom off, leads to the well proportioned sitting room with feature fireplace. Double doors open up into the spacious kitchen/dining room which has an integrated double oven, hob and hood. There is ample appliance space and an extensive range of cupboards and work top surfaces. The dining area has a glazed door and side panel which overlooks the gardens.

On the first floor are 2 double bedrooms and a dressing room /study area. The family bathroom also has a separate shower. The second floor is made up of the master bedroom, an en suite shower room and large walk in storage/airing cupboard.

Outside
The gardens to the rear of the property afford an excellent degree of privacy and have been mostly hard landscaped for ease of maintenance together with a small area of lawn with planted shrubs. There are a variety of mature shrubs. A rear pedestrian access leads to the single garage which has a parking space to the front.

Directions
Proceed from Angel Hill across the traffic lights into Mustow Street and turn left into Cotton Lane. Continue to follow the road which bears to the right and eventually leads into Barwell Road. Follow the road for a short distance and turn left onto Boughton Road, the property will then be seen on the left hand side.

Entrance Hall

Sitting Room 15'7 x 10'7 (4.75m x 3.23m)

Kitchen/Dining Room 17'8 x 8'9 (5.38m x 2.67m)

First Floor

Bedroom 2 12'0 x 10'6 (3.66m x 3.20m)

Bedroom 3 12'5 x 10 (3.78m x 3.05m)

Study/Dressing Room 5'8 x 6'7 inc wardrobes (1.73m x 2.01m inc wardrobes)

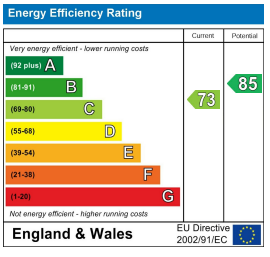
Bathroom

Second Floor

Master Bedroom 20'4 x 10'10 max (6.20m x 3.30m max)

En Suite Shower

Garage



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 fitting. 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 web site, please contact our offices immediately.