Mortimer & Gausden

INDEPENDENT ESTATE AGENTS

4 Bunbury Road,
Bury St. Edmunds, IP32 6HT

Guide Price
£235,000

*Lots of space in a popular and well-served location*

If you are looking for a well-maintained home for your growing family, this spacious 3-bedroom semi-detached house could be ideal. Situated close to local amenities, including shops and schools, the property is being sold with the advantage of having NO UPWARD CHAIN.

The accommodation, which benefits from gas-fired central heating and uPVC sealed unit glazing, includes a large sitting room, a separate dining room, and a fitted kitchen.

In our opinion, the property will have broad appeal and would be an ideal addition to anyone's investment portfolio, with a predicted rental value of £1,300 PCM.

- Spacious semi detached house
- Occupying a well served location
- Sitting room, dining room, kitchen
- 3 Good sized bedrooms, bathroom
- Gas heating, uPVC sealed unit glazing
- Enclosed gardens, useful brick shed
- NO UPWARD CHAIN

The accommodation has a light and airy feel, and in more detail comprises:

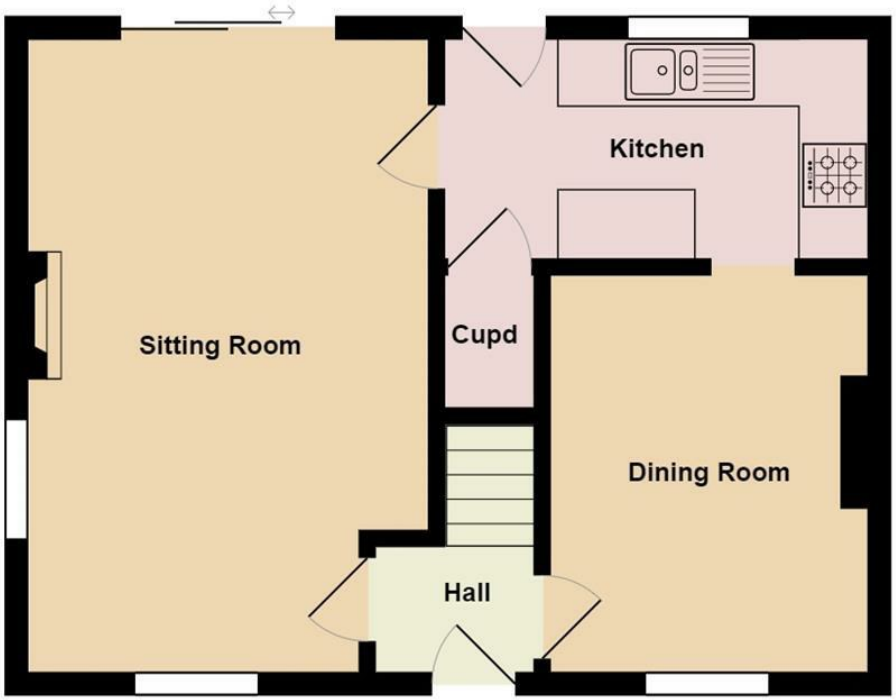
Ground Floor:
The entrance hall provides access to the sitting room and separate dining room. The sitting room is very generously sized, enjoying a triple aspect. It features a fireplace and patio doors leading to the garden.

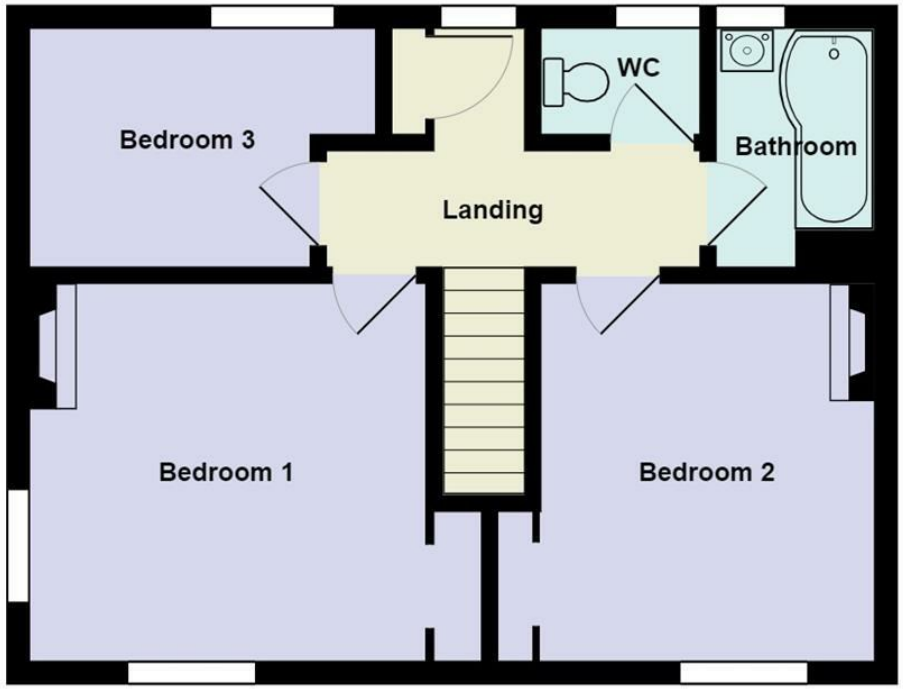
The dining room offers space for a good-sized table and has an archway that leads into the fitted kitchen. The kitchen includes an excellent range of fitted units and worktop surfaces, an integrated oven, and ample space for appliances. There is also a useful understairs cupboard and a door to the outside.

First Floor:
The landing has built-in storage and gives access to the bathroom, separate cloakroom, and all three bedrooms. Bedrooms 1 and 2 are both good-sized doubles, while bedroom 3 is a very comfortable single room.

Outside:
A side access leads to the enclosed rear garden, which includes a lawn and a brick-built storage shed. The garden is enclosed by fencing, with planted borders and a block-paved patio area.

COUNCIL TAX BAND - B
ENERGY PERFORMANCE RATING - C
COUNCIL - West Suffolk
SERVICES - All main services connected
BROADBAND - Ofcom states Ultrafast broadband is available
Mobile - Ofcom states all mobile phone providers are likely
WHAT3WORDS ///essential.boomed.clockwork




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