Mortimer & Gausden

INDEPENDENT ESTATE AGENTS

12 Drinkstone Road, Gedding,
Bury St. Edmunds, IP30 0QE

Guide Price
£270,000

A spacious semi-detached home in a lovely village setting

Occupying a pleasant cul de sac setting within the pretty village of Gedding, this CHAIN-FREE semi-detached house has all the makings of a wonderful family home. The house has been well maintained, and benefits from oil fired central heating and uPVC sealed unit glazing.

The well-proportioned accommodation has lots of natural light, high ceilings and original features such as fitted picture rails. The house is a little dated in places, making it perfect for anyone wanting to put their own ideas into a property whilst significantly adding to its value.

The village of Gedding occupies a semi rural location and is surrounded by open fields and lots of countryside walks. The nearby village of Felsham has a public house, community village shop/post office and village hall/playing field. The thriving market town of Bury St. Edmunds is around 8 miles away and Stowmarket is around 7 miles away and has a mainline rail link to London Liverpool Street.

- Spacious semi detached house
- Occupying a peaceful village setting
- Dual aspect sitting room, dining room
- Fitted kitchen, utility and cloakroom
- 3 Good sized bedrooms, shower room
- Oil fired heating, uPVC sealed unit glazing
- Enclosed established gardens
- NO UPWARD CHAIN

As previously mentioned, the property is being sold with the benefit of having NO UPWARD CHAIN and in more detail comprises:

On the ground floor: A spacious entrance hall gives access to the dual aspect sitting room which includes a working fireplace. There is a separate dining room and a large kitchen which is fitted with a range of cupboards and ample appliance space.

Leading off the kitchen is a rear hallway with a cloakroom, and utility room. There is a workshop adjoining this area which houses the oil fired boiler. As you can see from our floor plan, this combined area is quite sizable and could perhaps be converted to provide more living accommodation if desired.

On the first floor: The landing area gives access to all 3 bedrooms and the shower room. All bedrooms are of a very good size and have built in storage. The bathroom has been refitted into a large shower room.

Outside
Ample parking is currently available in the road, but the large front gardens provide plenty of space to make a more formal parking area. A side access leads to the enclosed rear gardens which include the workshop and garden shed and well stocked flower beds.

COUNCIL TAX - BAND B
ENERGY PERFORMANCE RATING - D
COUNCIL - Mid Suffolk
SERVICES -Mains water, electricity and drainage, oil heating
BROADBAND - Ofcom states Superfast broadband is available
Mobile - Ofcom states all mobile phone providers are likely
WHAT3WORDS - ///witty.windy.ivory

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.

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