Mortimer & Gausden
INDEPENDENT ESTATE AGENTS
16 Cambridge Walk,
Bury St. Edmunds, Suffolk, IP32 6LX
Guide Price
£240,000

Great family home & excellent local amenities

If you have been looking for a property that offers lots of space and a good sized garden, this attractively presented home is bound to be of interest.

Located close to a wide range of amenities including shops and schools, the house benefits from gas fired central heating and uPVC sealed unit glazing. In our opinion, the property would be perfect for a growing family or indeed anyone looking for a sound investment purchase.

Don't miss out, call or email us to book an early viewing.

- Spacious family home
- Extremely well served location
- Generous sitting/dining room
- Kitchen and seperate utility room
- 3 good sized bedrooms
- uPVC sealed unit glazing
- Gas fired central heating
- Enclosed front and rear gardens

The property is located on the Mildenhall Estate, and is close to many local amenities including shops and schooling for all ages. The town centre is around 1.5 miles away and can be reached by a regular bus service. Bury St. Edmunds offers a superb range of educational, recreational and shopping facilities.

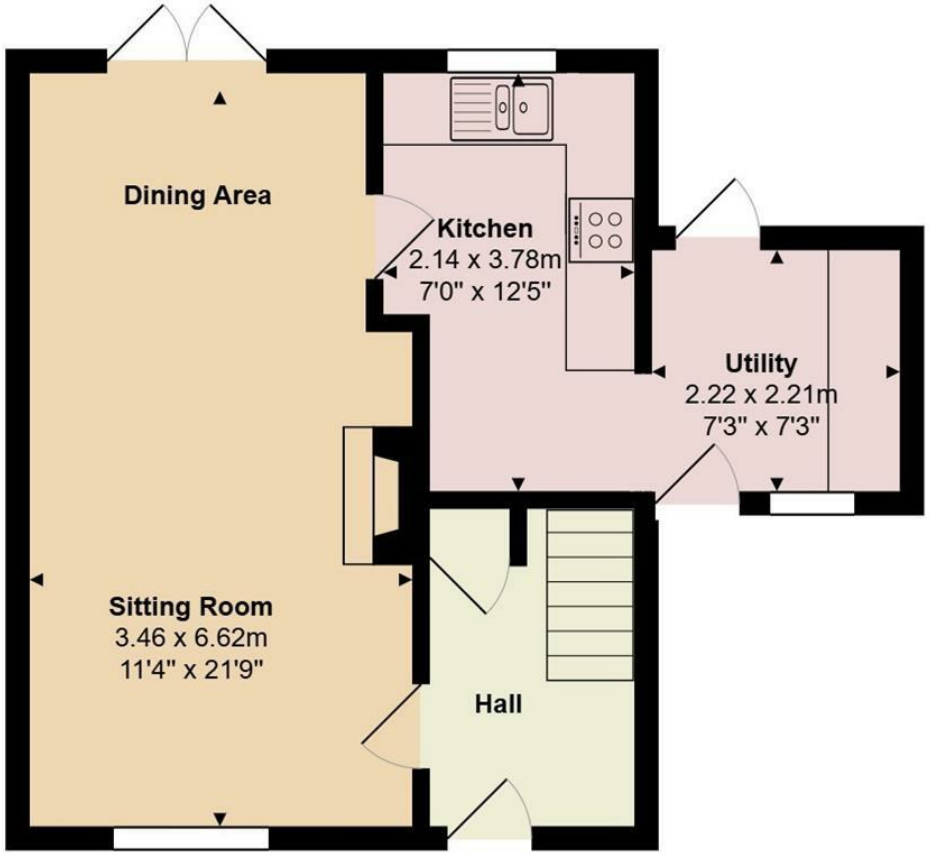
As previously mentioned the property is presented in good order throughout and is decorated in a neutral colour scheme, further adding to the feeling of light and space. On the ground floor; the entrance hall leads through to the good sized sitting/dining room. The sitting room area has a feature fireplace and the dining area has French doors which open out into the garden. The kitchen is fitted with a range of units and worktop surfaces. There is a built-in oven, hob and cooker hood. An opening leads into a very useful utility room with ample appliance space and doors to both the front and rear.

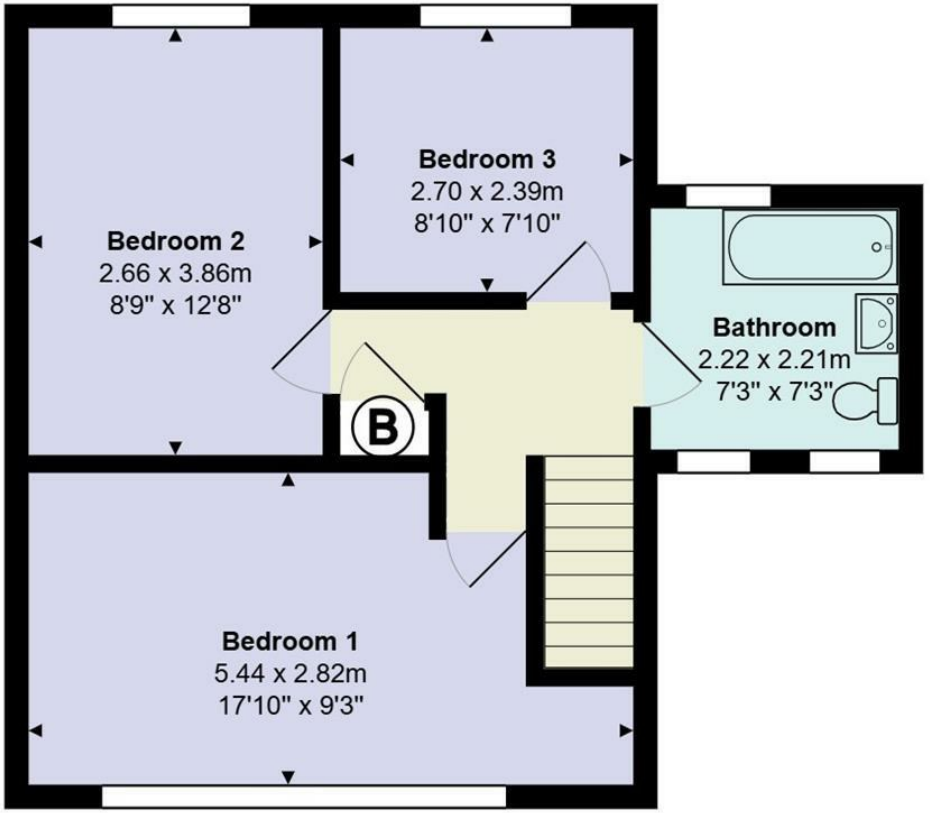
On the first floor: The landing area has a cupboard housing the gas fired combination boiler which we understand is around 2 years old. There are 3 good sized bedrooms and a family bathroom.

Outside
The gardens to the front of the property are fence enclosed and face a pedestrianised tree lined walkway. The rear gardens are of a good size and are laid mainly to lawn, there is a large terrace providing the ideal space for entertaining and a spacious shed/studio/summerhouse to one side of the garden. Ample on-street parking is available close by.

In accordance with the Estate Agents Act 1979 the owner of this property is a relative of an employee of Mortimer and Gausden.

COUNCIL TAX BAND - B
ENERGY PERFORMANCE RATING - D
COUNCIL - West Suffolk
SERVICES - All main services connected
BROADBAND - Ofcom states Ultrafast broadband is available
Mobile - Ofcom states all mobile phone providers are limited
WHAT3WORDS ///building.cello.zapped





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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