



THE  
**Mortimer  
& Gausden**  
PARTNERSHIP

2 The Avenue, Risby,  
Bury St. Edmunds, IP28 6RN

Guide Price  
£250,000

## *Enjoy village life and make this spacious house a wonderful family home*

This CHAIN FREE family home occupies a pleasant edge of village setting with open views to the front and large gardens and a garage to the rear.

Risby is a popular and picturesque village, located just 3 miles from Bury St Edmunds and within easy reach of the A14, making it an excellent choice for buyers wanting to be part of a village community, yet within easy reach of all town amenities and a fast route to both Ipswich and Cambridge.

Whilst the property would now benefit from some updating, it offers well-planned accommodation and has all the makings of an ideal family home. The layout includes an entrance hall, a dual-aspect sitting room, a kitchen/diner and a small sun lounge, together with 3 bedrooms and a family bathroom on the first floor.

- Well located established mid terrace
- Edge of village setting with open views
- Sitting room, kitchen/diner, sun lounge
- 3 Good sized bedrooms, bathroom
- Sealed unit glazing, Calor gas heating
- Large established rear gardens
- Utility sheds, garage and parking



The property has been well maintained but now offers potential for some updating, making it something of a 'blank canvas' and an excellent opportunity for buyers to really make it their own. The accommodation benefits from sealed unit glazing and Calor gas central heating and in more detail comprises:

On the ground floor:

An entrance hall leads into the main reception space. The sitting room is a comfortable dual-aspect room, enjoying plenty of natural light with a central fireplace. The room provides a pleasant area in which to relax and entertain. Also on the ground floor is the kitchen/diner, which offers space for everyday family life and includes a range of cupboards, worktop surfaces, ample appliance space and a useful understair cupboard. A part-glazed door leads to a small sun lounge.



On the first floor:

The first floor provides 3 bedrooms and a family bathroom.

Outside

The property is set in large gardens, with open views to the front. The front garden is currently laid to lawn, bordered by hedging, but could be adapted to provide additional parking.



The rear gardens are very long and well-established, providing plenty of outside space for children, gardening, or simply enjoying the setting. Within the garden are a couple of useful outhouses and, to the far end, a single garage with plenty of parking.

Agents Note:

The property is being sold with the benefit of having no upward chain, although buyers should note that the sale is subject to probate.

Agent Notes:

EPC Rating - F

Council Tax - B (West Suffolk)

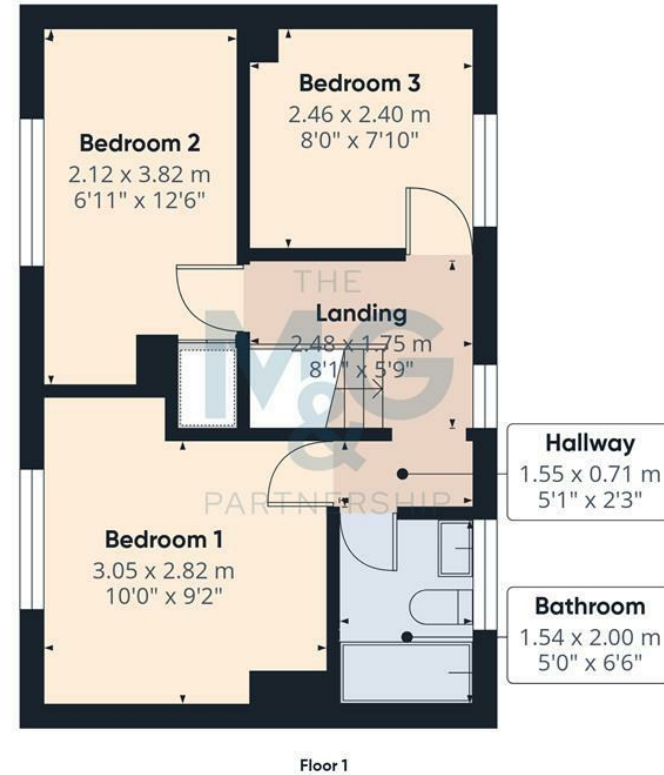
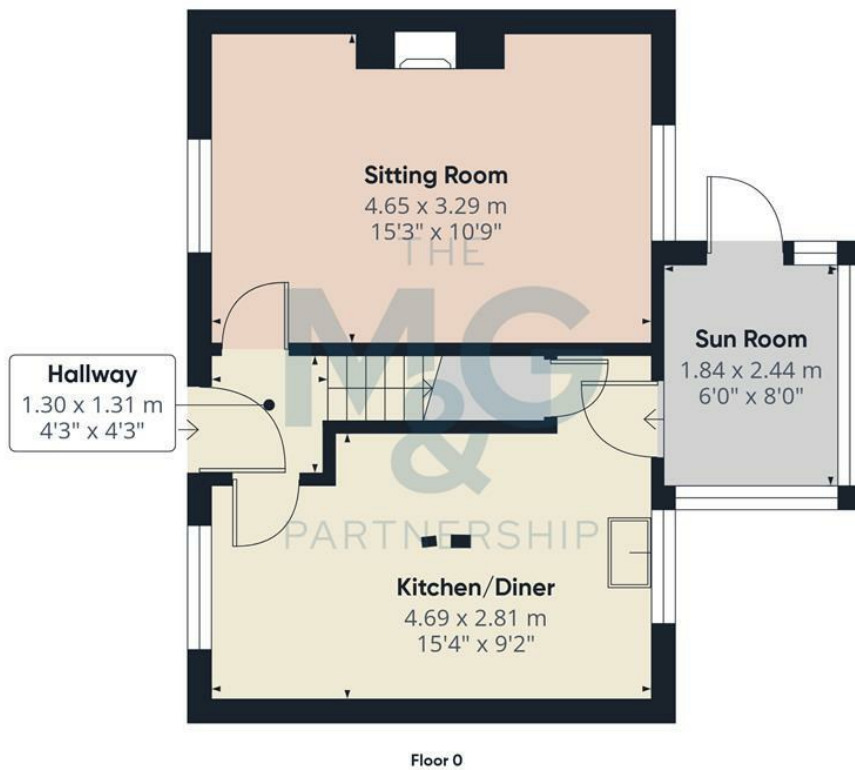
What3Words: ///craftsman.phones.composer

Services: Mains water, electricity, and drainage. Calor gas heating

Broadband: Ultrafast broadband available (source: Ofcom)

Mobile Coverage: Service available from all providers (source: Ofcom)





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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