



THE  
**Mortimer  
& Gausden**  
PARTNERSHIP

50 Winthrop Road,  
Bury St Edmunds, IP33 3UF

Guide Price  
£269,000

## CHAIN FREE AND READY TO GO

Offered for sale with NO UPWARD CHAIN and situated in a pleasant position on the desirable Western outskirts of town, this semi-detached home could be exactly what you've been searching for.

The property enjoys a lovely setting within easy walking distance of local amenities, making it ideal for families or anyone seeking convenience in a well-established residential area. Offering generous living space, the home features three well-proportioned bedrooms, perfect for modern family life.

Outside, the rear garden provides a good level of privacy, ideal for relaxing or entertaining, while the front of the property benefits from a driveway with parking for several vehicles.

Additional features include gas-fired central heating and uPVC double glazing.

- Excellent West side of town location
- Hall, bathroom, sitting room
- Attractive fitted kitchen, conservatory
- Gas central heating, uPVC glazing
- 3 first floor bedrooms
- Excellent off road parking, garage
- Established rear gardens
- NO UPWARD CHAIN



#### Ground Floor:

The light entrance hall provides access to the main living areas. Positioned at the front of the property is a comfortable sitting room. The family bathroom is also located on this level.

The attractive kitchen is well-appointed with a good range of cupboards complemented by solid wood worktop surfaces. Integrated appliances include a dishwasher, oven, hob, and extractor hood, making it both practical and stylish.

Leading from the kitchen is a spacious conservatory overlooking the rear garden, creating an excellent area for dining, entertaining, or simply enjoying the garden views. There is also plumbing for a washing machine.

#### First Floor:

The landing leads to the main bedroom, which is particularly generous in size. There are two further bedrooms: bedroom two is a well-proportioned double, while bedroom three is a single room, ideal as a child's bedroom, nursery, or a work-from-home office.

#### Outside:

To the front, the property benefits from a driveway providing off-road parking for several vehicles, along with a shingled area offering additional parking if required. There is also the added benefit of a single garage.

The rear garden enjoys a good degree of privacy and is mainly laid to lawn. A patio and raised decking area provide excellent spaces for outdoor dining and entertaining.

COUNCIL TAX -BAND C

ENERGY PERFORMANCE RATING - C

COUNCIL - West Suffolk

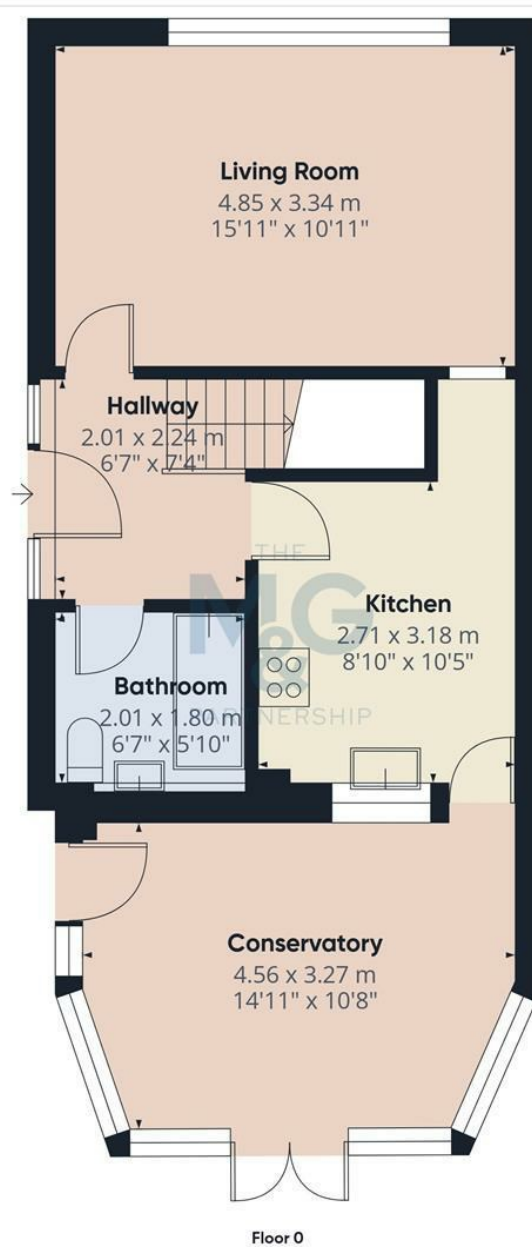
SERVICES - Mains water, gas, electricity and drainage.

BROADBAND -Ofcom states ultrafast is available

Mobile - Ofcom states all mobile providers are likely.

WHAT3WORDS ///guards.perfumes.overt





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.

The Mortimer & Gausden Partnership is a trading name of Mortimer & Gausden Ltd.

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

01284 755526