

Mortimer &  
Gausden

INDEPENDENT ESTATE AGENTS

117 Out Westgate,  
Bury St. Edmunds, IP33 3NU

Guide Price  
£250,000

*Great location, lots of space and  
CHAIN FREE*

We are delighted to offer this charming Victorian terraced home, which is located just minutes from the town centre.

The property, which is being sold with the benefit of having NO UPWARD CHAIN, has been successfully rented out for many years, making it perfect for Investment Buyers.

The house has also been competitively priced, so it will appeal to young families and first-time buyers.

The house, which is served by gas-fired central heating, has long rear gardens which back onto water meadows.

- Surprisingly spacious Victorian terrace
- Short walk from the town centre
- Hall, cloakroom, spacious reception room
- Fitted kitchen with breakfast area, cellar
- 2 Bedrooms, spacious landing/study area
- Gas central heating, sealed unit glazing
- Long gardens backing onto water meadows
- Ideal investment or first time buy



The accommodation is decorated in light colours which add to the overall feeling of light and space. In more detail, it comprises:

On the ground floor:

The front door leads into a separate hallway and has stairs to the first floor and a door leading into the large sitting/dining room. This dual-aspect room has wooden flooring and a door leading down to the cellar. An inner lobby has a cloakroom and a door to the outside. The galley-style kitchen opens up into a breakfast area with French doors to the garden. There is a wall mounted gas-fired boiler serving the central heating, ample appliance space and an integrated oven and hob.

On the first floor:

The landing area provides enough space to be used as an occasional bedroom or home office. Bedroom 1 is a good-sized double bedroom, bedroom 2 is at the rear of the house and enjoys views over the gardens and meadows beyond. The bathroom includes a separate shower cubicle.

Outside:

The gardens to the rear of the house are of a very good size and include a patio terrace - perfect for entertaining. The remaining gardens are laid to lawn and include a garden shed.

COUNCIL TAX - BAND - B  
ENERGY PERFORMANCE RATING - D  
COUNCIL - West Suffolk  
Ofcom - Broadband Ultra fast available /  
Mobile coverage - EE and Three likely  
What 3 Words -  
///legwork.consonant.walnuts





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