Mortimer & Gausden
INDEPENDENT ESTATE AGENTS

# 43 Hervey Road, Bury St. Edmunds, Suffolk, IP33 2DN

Located on the favoured Western side of Bury St Edmunds within a sought after residential area, this extended semi-detached property is set within a generous corner plot.

Offered for sale CHAIN FREE this property certainly has the potential to be further extended (subject to planning consent) and provides a superb opportunity to put your own stamp on your next home.

- Sought after western side of town location
- Sitting room, dining room, kitchen, Utility room, WC
- Ground floor bathroom, 3 good sized first floor bedrooms
- Majority Upvc sealed unit glazed windows, gas central heating
- Off road parking, garage, corner plot setting
- Excellent local amenities, NO UPWARD CHAIN

## Guide Price £350,000

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## General Information

The property lies close to local shops and is not far from the open countryside and the beautiful National Trust Ickworth Park. The town centre is also close at hand being around 1.2 miles and can be reached by a regular bus service or on foot. The A14 is also within easy reach, providing links to Cambridge, Ipswich, Norwich, London and Stansted Airport via the A11/M11.

The accommodation is particularly spacious on the ground floor and whilst the property requires elements of updating, there is an attractive fitted kitchen, a separate utility room, WC and both the sitting room and dining room are of a good size. As the family bathroom is situated on the ground floor, the three first floor bedrooms are all of a decent size.

The property benefits from majority replacement Upvc sealed unit double glazed windows and heating is provided by a gas fired central heating system, with a relatively modern boiler.

As previously mentioned the house is set within a good sized corner plot. Many similar properties in the immediate area have been substantially extended and whilst this property already has a single storey extension to the rear, it is not unreasonable to assume that planning permission could be sought to further extend the house.

Outside
The gardens which extend to the front, side and rear of the house are mainly laid to grass. A driveway provides parking for several vehicles and gives access to a good sized detached garage. A timber shed situated to the rear of the garden provides useful storage.

Directions
From the town centre proceed along Westgate Street crossing over the roundabouts into Out Westgate. Continue straight over the traffic lights into Horringer Road and continue to the top of the hill. Turn right into Bristol Road and bear left. Turn left at the bottom of the road and the property will be found in the far left corner as indicated by our For Sale board.

Porch

Hall

Bathroom

Sitting Roam 15'11 x 11'5 (4.85m x 3.48m)

Dining Room 12'4 max 9'2 min x 9'7 (3.76m max 2.79m min x 2.92m)

Kitchen 15'4 x 8'0 (4.67m x 2.44m)

Utility Room 8'0 x 5'3 (2.44m x 1.60m)

WC

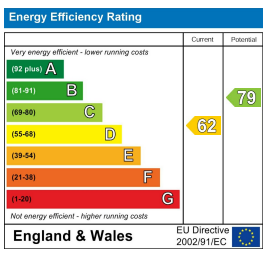
First Floor Landing

Bedroom 1 15'11 x 12'8 max overal (4.85m x 3.86m max overal)

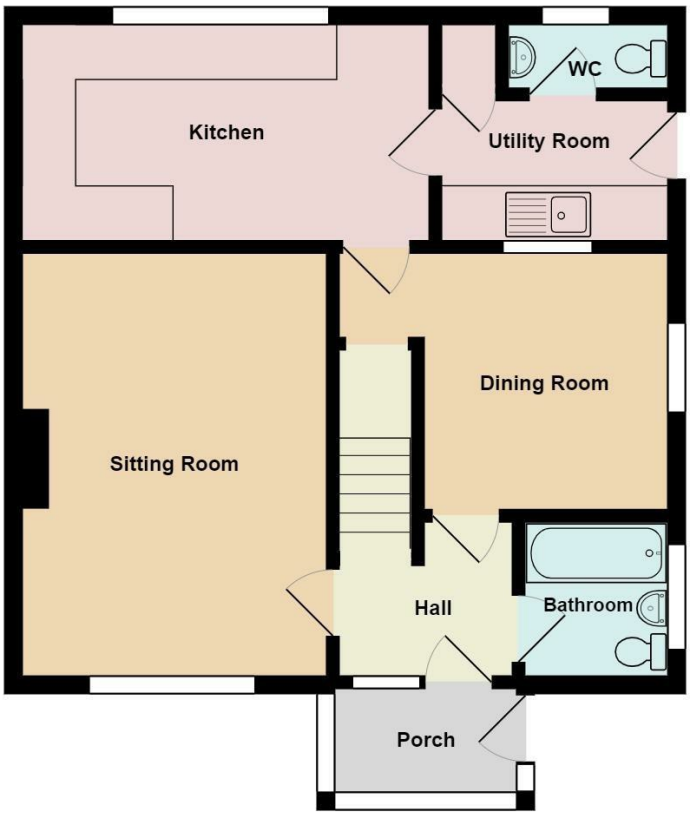
Bedroom 2 11'8 x 8'11 (3.56m x 2.72m)

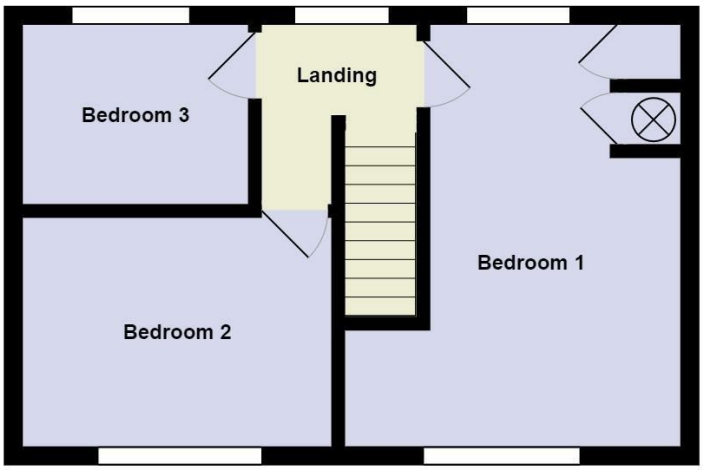
Bedroom 3 8'6 x 6'10 (2.59m x 2.08m)

Garage 17'5 x 10'2 (5.31m x 3.10m)




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 fitting. 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 web site, please contact our offices immediately.


WC
Kitchen
Utility Room
Dining Room
Sitting Room
Hall
Bathroom
Porch


Landing
Bedroom 3
Bedroom 1
Bedroom 2

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