Mortimer & Gausden

INDEPENDENT ESTATE AGENTS

14 Gloucester Road,
Bury St. Edmunds, IP32 6DJ

Guide Price
£270,000

Make this YOUR next family home!? Conveniently located AND with a great garden!

A well proportioned, three-bedroom semi-detached property benefitting from an impressive, mostly laid to lawn rear garden in a well-served location.

This home offers spacious and bright accommodation and has been thoughtfully modernised and improved. These improvements have given the house a light, contemporary feel making an ideal home from a range of buyers.

The unique, large rear garden holds tremendous scope for those who are green-fingered. Equally those needing space to add further storage or a home office builder have the space to do so without impact the space.

- Spacious lounge & separate dining room
- Fitted kitchen overlooking the rear garden
- Three generous bedrooms
- uPVC sealed unit glazed windows
- Large rear garden with timber decking area
- Off road parking, excellent local amenities
- Perfect for a range of buyers
- Contemporary family bathroom

This house is situated within a very well served residential area, on the north side of town, with a regular bus route and conveniently located to access nearby amenities. Close by is schooling for all ages, two parades of shops and a post office, not far also to supermarkets and a leisure centre.

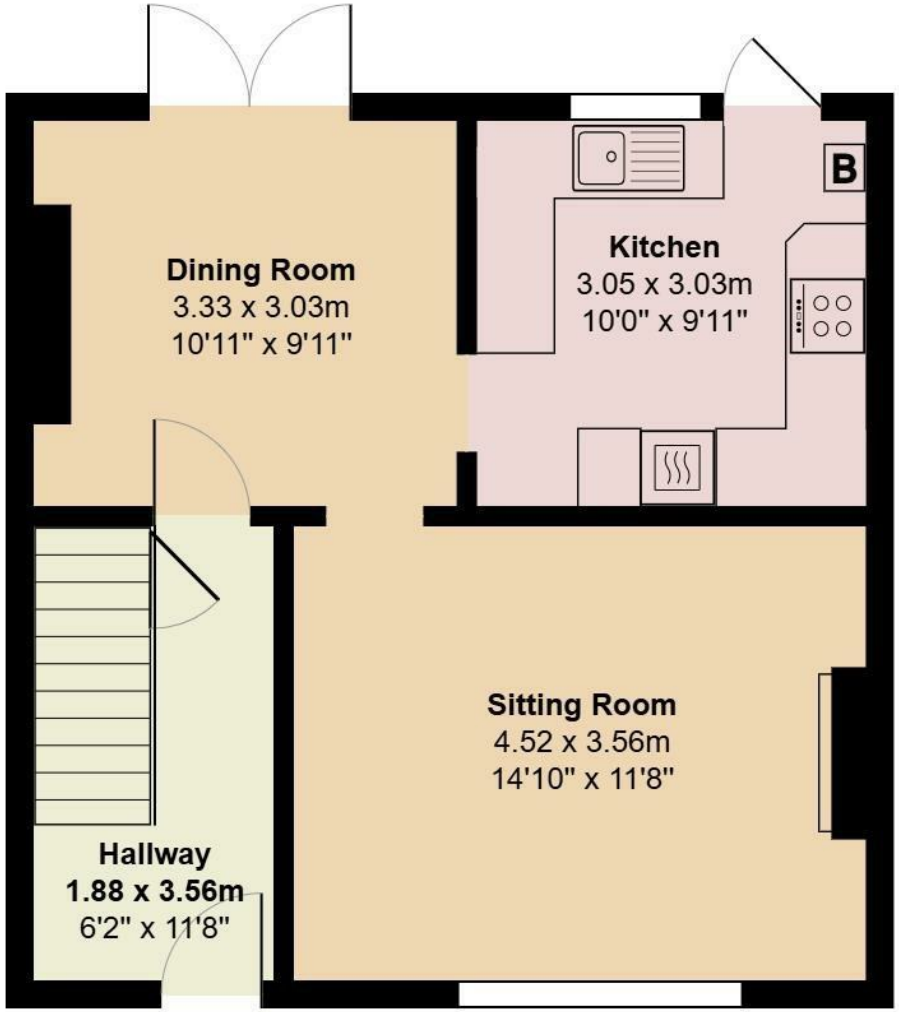
The town centre is around 2 miles away and the A14 dual carriageway is within easy reach, giving fast access to Ipswich, Cambridge and London via the M11.

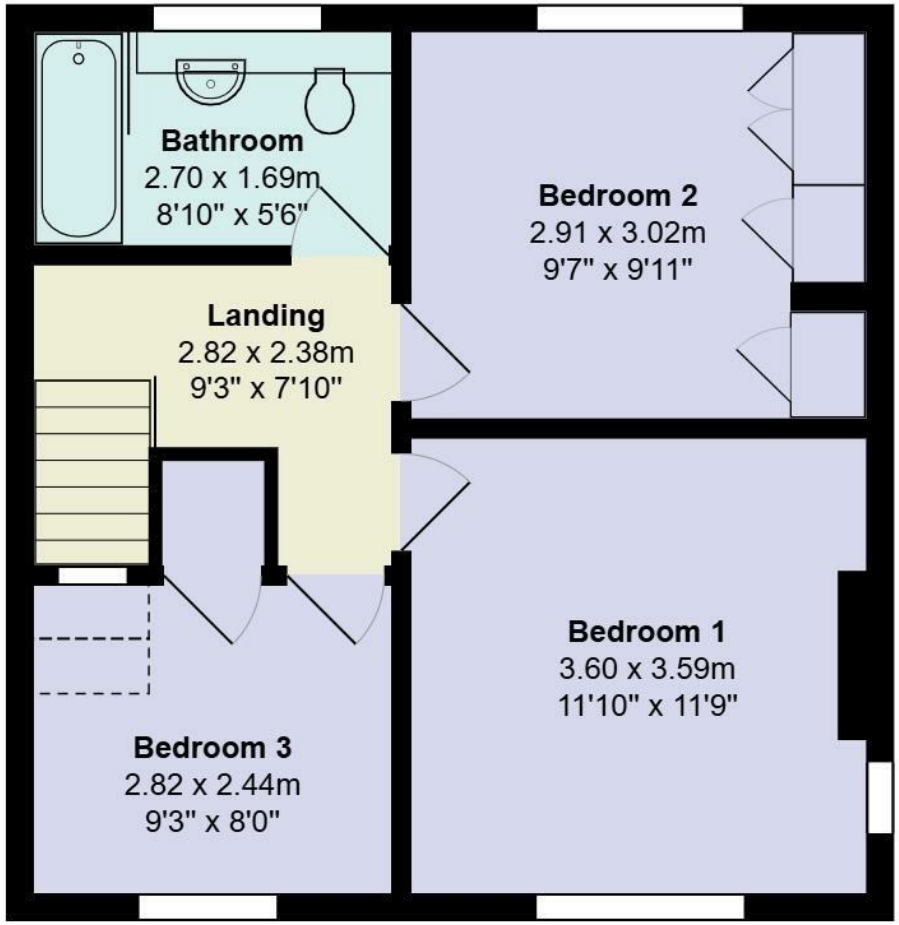
The ground floor features a generous sitting room to the front, and the fitted kitchen is of a good size and includes an integrated oven and grill and gas hob, plentiful storage and space/plumbing for a washing machine and further appliances and there is a wall mounted gas-fired boiler.

This opens via an arch to the generous dining room, with lovely French Doors out to the rear garden. The hall and stairs leads up to the first floor landing, where there are 2 double bedrooms, the second one having plentiful built-in storage, plus a large single bedroom, and a very smart refitted bathroom.

Outside
To the front of the property, the driveway provides off-road parking. There is a gated side access - to a fenced enclosed rear garden. There are 2 Brick built storage sheds. The gardens have been well laid out and include a long lawn with stocked borders and established shrubs and trees, and a timber decked area for entertaining, and a space for a greenhouse at the end. The garden is of a particularly generous size.

Tenure - Freehold.
Council Tax - Band B - West Suffolk Council
what3words///safely.smart.mistaking
EPC - C
Services - mains Water, Electricity, Gas, Drainage.
OFCOM states - Mobile - All providers likely outdoors.
Internet - Ultrafast broadband available





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