Mortimer & Gausden
INDEPENDENT ESTATE AGENTS

98 Abbot Road,
Bury St. Edmunds, Suffolk, IP33 3UN

This spacious detached bungalow occupies a very pleasant setting on the popular western outskirts of the town. There is a parade of shops nearby and a regular bus service heads into the town centre which is around 1.5 miles away.

Whilst the bungalow has been well maintained, potential now exists for some updating. The property is being sold 'CHAIN FREE' and includes a single garage, extensive parking and enclosed gardens.

- Spacious modern detached bungalow
- Occupying an established residential setting
- Hall, sitting room, kitchen, 3 bedrooms, conservatory
- Gas central heating, uPVC sealed unit glazing
- Enclosed gardens, single garage, ample parking
- NO UPWARD CHAIN - Early viewing advised

Offers In Excess Of £325,000

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

01284 755526

98 Abbot Road, Bury St. Edmunds, Suffolk, IP33 3UN

General Information

The bungalow occupies a pleasant non-estate setting on the western outskirts of the town. There is a bus stop near by and a parade of shops within easy walking distance. The town centre is around 1.5 miles away and provides an extensive range of amenities.

As previously mentioned, this spacious detached bungalow has been well maintained and benefits from gas-fired central heating and uPVC windows and facias. Whilst the property is very clean and comfortable in its present state, the potential also exists for some updating making it something of a blank canvas.

The accommodation has large windows and a neutral colour scheme which adds to the overall feeling of light and space. In our opinion, the property would be perfect for those people looking towards retirement or indeed anyone looking for a spacious detached home in a well served location.

In brief, the accommodation includes: Entrance hall, dual aspect sitting room with fireplace, fitted kitchen with side porch, 3 good sized bedrooms, cloakroom, shower room and conservatory.

Outside. The property occupies a slightly elevated position, set back from the road with the front gardens having been landscaped with artificial grass. A driveway provides ample off road parking and access to the single garage.

The rear gardens are fully enclosed and afford a good degree of privacy and seclusion. Laid mainly to lawn with a sheltered patio area. There is a useful workshop/store and a timber summer house.

COUNCIL TAX - BAND D

Directions
From the town centre proceed along Westgate Street crossing over the roundabout into Out Westgate. At the traffic lights turn right into Petticoat Lane, following the road around to the left into Hospital Road. At the sharp bend in the road turn left into Hospital/Abbot Road, and continue along Abbot Road until the property will eventually be seen on the right hand side as marked by our for sale board.

Entrance Hall

Sitting Room 18'0 x 13'9max (5.49m x 4.19mmax)

Kitchen 11'0 x 10'2 (3.35m x 3.10m)

Side Porch

Bedroom 1 12'3 x 11'6 (3.73m x 3.51m)

Bedroom 2 11'5 x 11'6 max (3.48m x 3.51m max)

Bedroom 3 10'5 x 9'3 (3.18m x 2.82m)

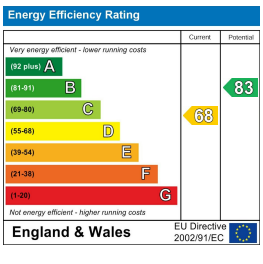
Conservatory 11'4 x 8'10 (3.45m x 2.69m)

Shower Room 5'6 x 5'5 (1.68m x 1.65m)

Cloakroom

Garage 16'0 x 8'2 (4.88m x 2.49m)

Gardens



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.

Conservatory
Bedroom 2
Bedroom 1
Hall
Bedroom 3
Porch
Kitchen
B
Sitting Room

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