Mortimer & Gausden

INDEPENDENT ESTATE AGENTS

3 The Street, Badwell Ash,
Bury St. Edmunds, IP31 3DG

Guide Price
£200,000

A very comfortable home located within a thriving village

A charming terraced home located within the centre of the picturesque Suffolk Village of Badwell Ash. Despite having a modern appearance to the front, the property is understood to be of Victorian origin and is definitely a house you need to see inside, to appreciate fully.

The accommodation has a light and bright feel which is enhanced with a neutral colour scheme and recently replaced floor coverings. The property, which benefits from oil-fired central heating and sealed unit glazing, is set in enclosed gardens with parking to the rear.

In our opinion, the house would be perfect for first time buyers, young families or indeed anyone looking for a well maintained home in a well served setting.

- Well presented terraced home
- Occupying a superb village setting
- Sitting room, kitchen/breakfast room
- 2 Bedrooms, spacious bathroom
- Enclosed gardens, allocated parking
- Oil central heating, sealed unit glazing
- Internal viewing essential

On the ground floor:
The sitting room is of a generous size with one corner taken up with what is thought to be the original fireplace/chimney. This space extends up through the first floor to a chimney, so fitting a wood burner should be possible and has been done in neighbouring properties.

The kitchen/breakfast room is fitted with a range of units and worktop surfaces including a breakfast bar. There is ample appliance space and a door leading to the outside.

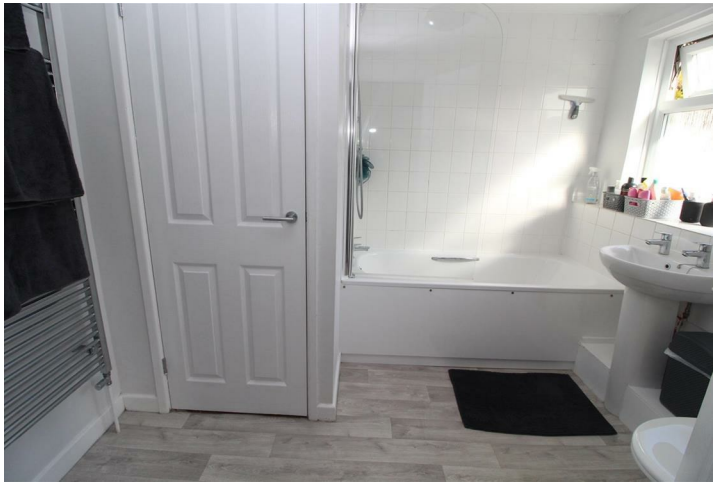
On the first floor: A spacious landing area gives access to both bedrooms and the family bathroom. The bathroom includes a large cupboard which could easily be turned into a separate shower cubicle.

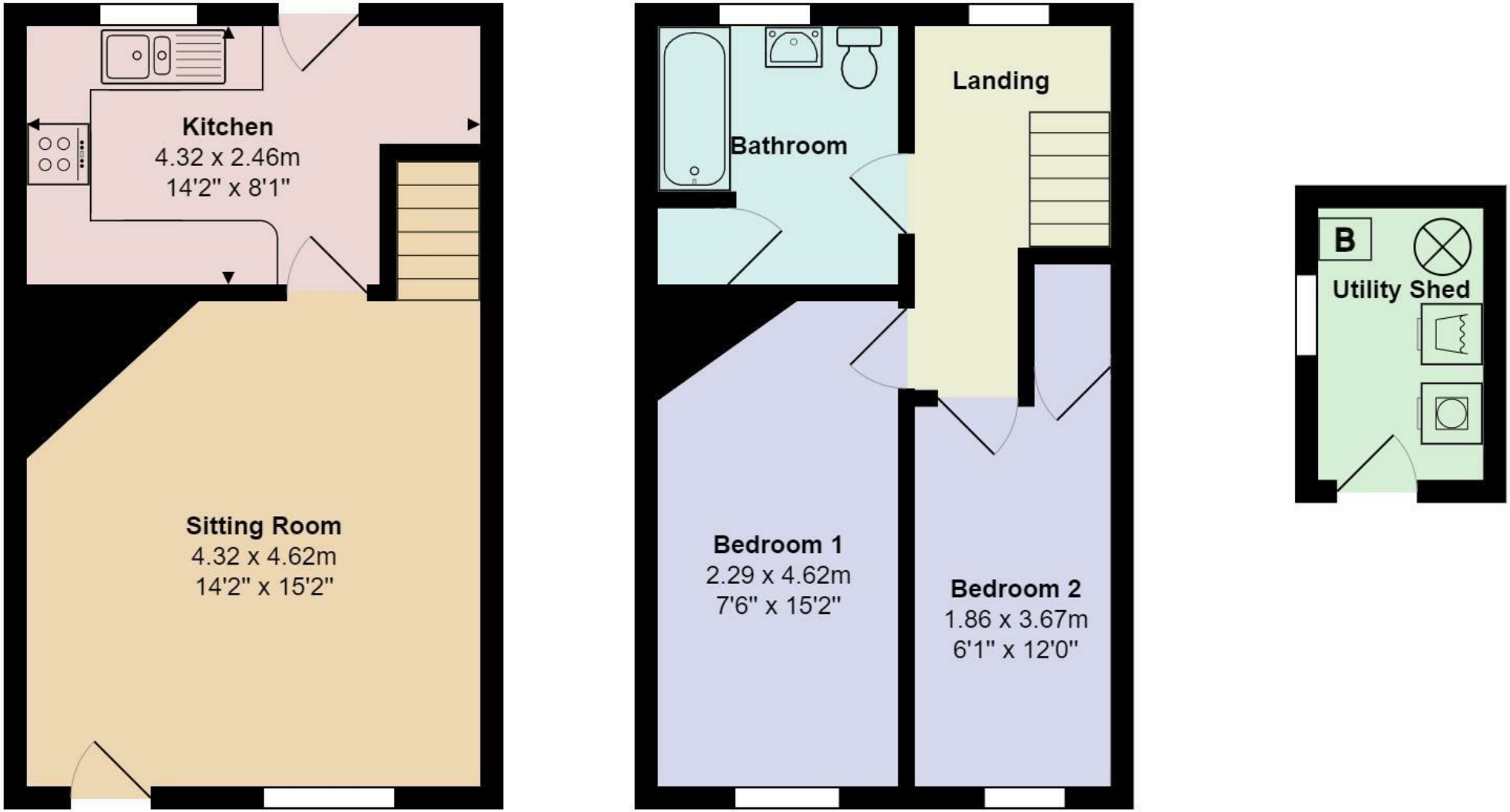
Outside
Immediately behind the house is a very useful utility shed which includes a pressurised hot water cylinder and an oil-fired boiler serving the central heating.

The gardens are fence-enclosed and are laid mainly to lawn with a block paved patio area. A rear gate leads to allocated parking.

Agents note;
In common with many terraced homes, there is a pedestrian right of way for the next-door neighbour although the gate has been made into a fence and therefore this right of way is currently not used.

COUNCIL TAX - BAND B
ENERGY PERFORMANCE RATING - C
COUNCIL - Mid Suffolk
SERVICES -Mains water, electricity and drainage, oil heating
BROADBAND - Ofcom states Superfast broadband is available
Mobile - Ofcom states EE, 02 and Three are likely
WHAT3WORDS -///exhale.micro.tinted





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