



THE
**Mortimer
& Gausden**
PARTNERSHIP

3 Twites Corner, Great Saxham,
Bury St. Edmunds, IP29 5JR

Guide Price
£265,000

*Make it your own! A family home
with great potential, requiring
refurbishment*

If you've been looking for a project or something you can really add value to, this spacious end-of-terraced home could be ideal.

The property occupies a pleasant semi-rural setting within easy reach of Bury St. Edmunds and the A14. Offered for sale with the benefit of having NO ONWARD CHAIN, the house will require complete refurbishment, - but has the makings of a wonderful family home.

Set in large gardens with a garage and ample parking, the property provides potential for extension, subject, of course, to the relevant consent being obtained.

- Spacious modern end of terrace home
- Requiring updating and refurbishment
- Occupying a pleasant semi-rural setting
- Hall, sitting room, kitchen, store room
- 3 Good sized bedrooms, bathroom
- Large gardens, parking and garage
- NO UPWARD CHAIN



As previously mentioned, the property will require complete refurbishment, making it something of a 'blank canvas' and an excellent opportunity for those people with vision and home improvement skills. With such a lovely setting and so much space around it, the potential of this CHAIN FREE home is clear. Although in need of updating, the house has, until recently, been rented out and includes a fitted kitchen and electric heating.

In more detail, the accommodation comprises:

The entrance hall, with a staircase to the first floor, leads into the sitting room with a corner fireplace (at present sealed). The kitchen provides ample cupboards, worktop surfaces and appliance space. A door leads into a large walk-in storage cupboard which could potentially become a separate utility or cloakroom. A rear lobby gives access to the bathroom and has a further door leading to the outside.

On the first floor:

A half landing area includes a large storage cupboard, with the main landing giving access to 3 good-sized bedrooms.

Outside:

The house occupies an elevated position, set well back from the road, with front gardens laid extensively to lawn, ample parking and a single garage. A pathway runs to the front of the terrace of houses and leads to the enclosed rear gardens, which afford a good degree of privacy and seclusion.

ENERGY PERFORMANCE RATING - E

COUNCIL TAX BAND - B COUNCIL - West Suffolk

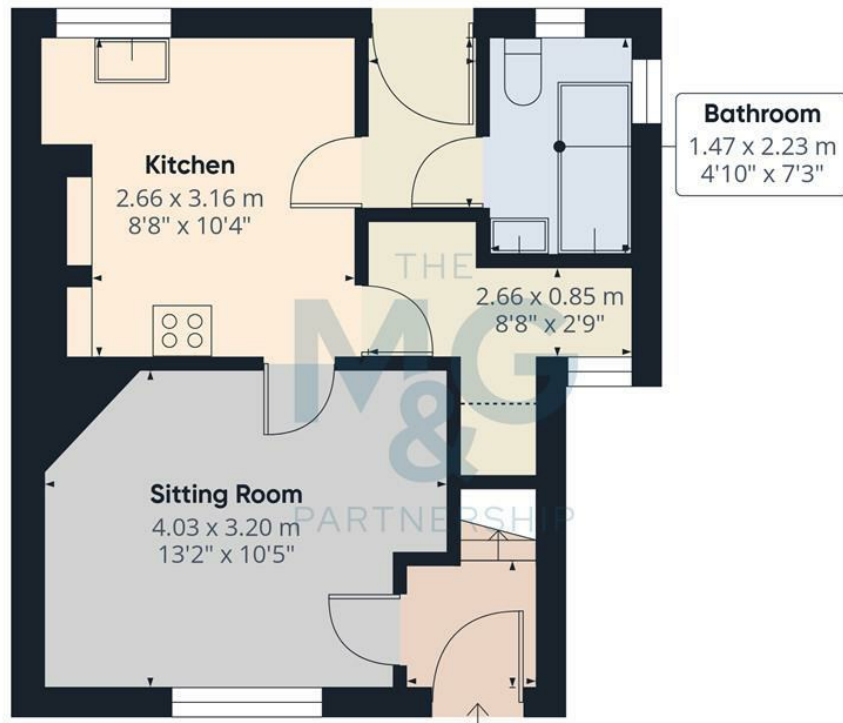
BROADBAND - Ofcom states Superfast broadband is available

MOBILE - Ofcom states all mobile phone providers are likely

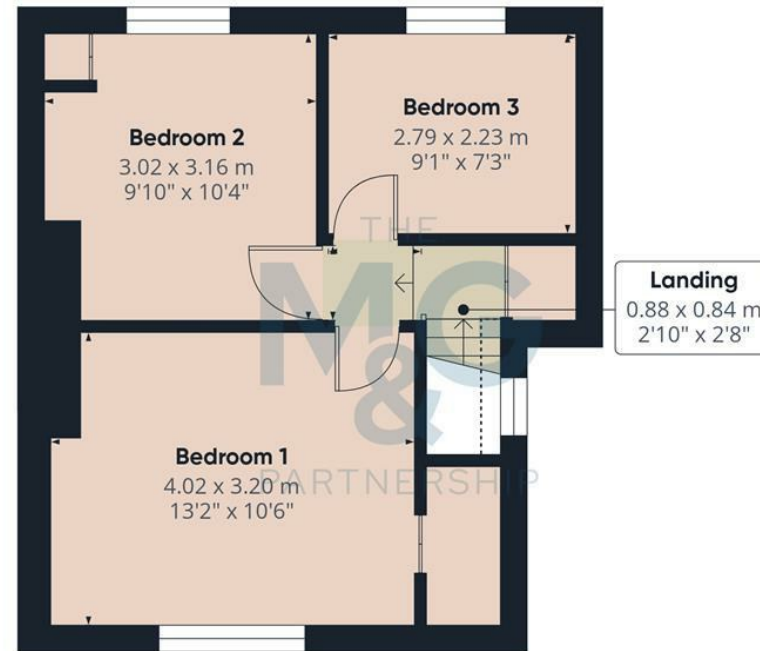
SERVICES- Mains Water, Electricity and Drainage

WHAT3WORDS///sediment.expansion.snoozing





Floor 0



Floor 1



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.

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