Mortimer & Gausden

INDEPENDENT ESTATE AGENTS

31 Lindisfarne Road,
Bury St. Edmunds, IP33 2EQ

Guide Price
£250,000

A superb family home or investment purchase

This well presented modern end of terrace occupies a pleasant edge of estate setting, bordering a small green and facing a belt of trees. The house, which benefits from gas fired central heating and uPVC sealed unit glazing, offers a spacious range of accommodation making it perfect for a growing family.

The property is located close to a range of local amenities including a parade of shops and a regular bus service. There is a path/cycleway heading into the town centre which is approximately 1.5 miles away.

The house has front and rear gardens together with a single garage and parking.

- Well maintained modern end of terrace
- Occupying a popular and well served location
- Hall, large sitting/dining room, fitted kitchen
- 3 Good sized bedrooms, family bathroom
- Gas central heating, uPVC sealed unit glazing
- Single garage, enclosed gardens and parking
- Ideal for families or investment buyers
- Early viewing advised

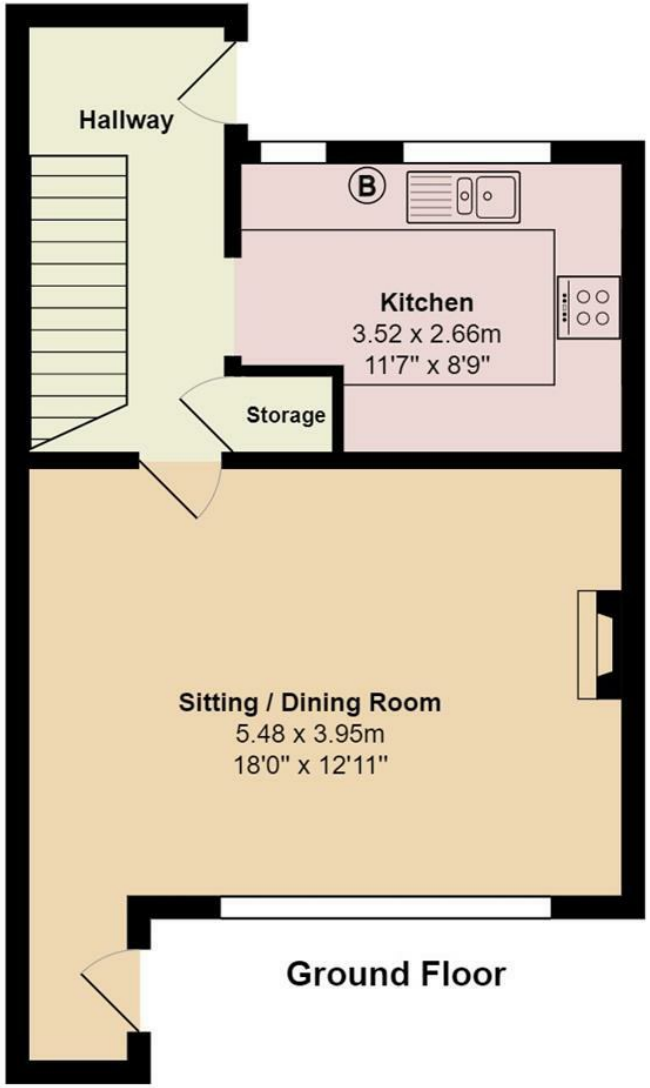
On the ground floor: A useful entrance hall/porch leads into the large sitting room which also provides space for a good-sized dining table. There is a feature fireplace and a large picture window overlooking the front gardens. A rear hallway includes a storage cupboard, a staircase to the first floor, and a door to the rear gardens.

The kitchen has been refitted to include an excellent range of cupboards and worktop surfaces. There is an integrated double oven and hob, an integrated dishwasher and ample appliance space.

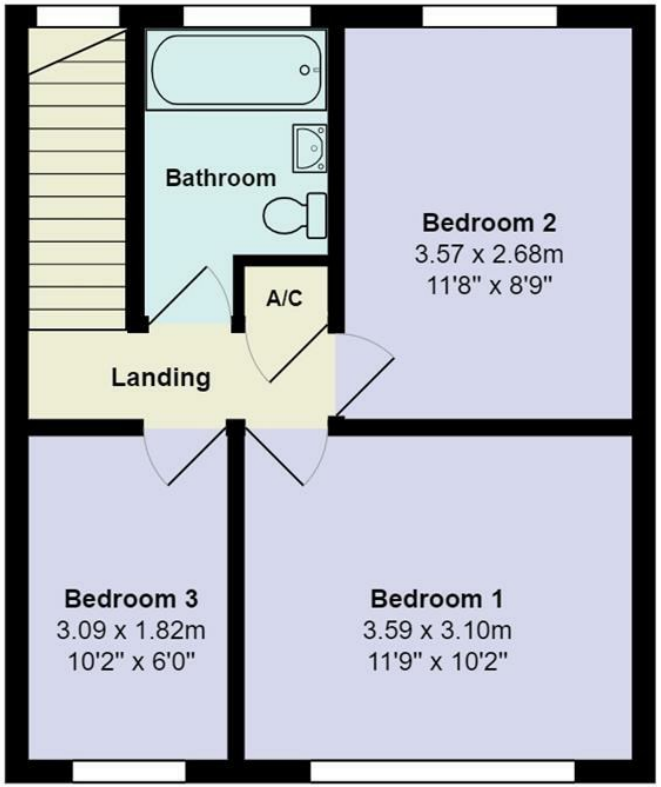
On the first floor: The landing area provides access to all 3 bedrooms and the family bathroom.

Outside:
The gardens to the front of the house are of open plan design and have been planted with a variety of flowering shrubs. The rear gardens are enclosed by fencing and brick walling and afford a good degree of privacy and seclusion. The gardens enjoy a sunny aspect and include a sheltered patio area. lawn, and planted shrubs.

EPC - D
Services - All main services are connected
Council Tax - Band B
Broadband - Ofcom Ultrafast available - up to1000 Mbps
Mobile Service - Ofcom (Likely) EE Three O2 Vodafone
What3words ///units.caravans.hypnotist



Ground Floor



First Floor

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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