



THE  
**Mortimer  
& Gausden**  
PARTNERSHIP

4 Scarlin Road,  
Bury St. Edmunds, Suffolk, IP33 2HT

Guide Price  
£240,000

*A beautifully presented home in a popular and well served setting*

TICKING EVERY BOX - This immaculately presented modern home, has been much improved by the present owner and includes well stocked gardens, a single garage and parking.

Occupying an established setting on the favoured Western outskirts of the town, the house is located close to a parade of shops, is on a regular bus route and is within 1.5 miles of the town centre. Open countryside is also just a short walk away.

Priced to sell and in first class order throughout, this really is a 'must see home'.

- A much improved modern mid terrace
- Occupying an extremely popular setting
- Hall, fitted kitchen/breakfast room
- Sitting room with garden views
- 3 Comfortable bedrooms, bathroom
- Gas central heating, uPVC glazing
- Attractive gardens, garage & parking
- Close to all amenities and countryside



The property occupies a pleasant and particularly well served location, close to 2 parades of shops which include, newsagents, mini market, hairdressers and post office. There is a regular bus service into the town centre which is around 1½ miles away offering an extensive range of educational, recreational and shopping facilities. For those who enjoy walking and nature, the open countryside is also just a short walk away.

If you have been searching for an exceptionally well maintained home, in a great location, this beautifully presented modern mid terrace will prove hard to beat. Benefitting from gas fired central heating and uPVC sealed unit glazing the property would be perfect for first time buyers, young families or those people looking to downsize.

On the ground floor; The entrance hall leads to the contemporary-styled kitchen which has a range of fitted units and an integrated oven, hob and cooker hood. There is also space for a dining table. The sitting room is a well proportioned room with wood flooring and a door leading into the rear gardens.

On the first floor: The landing area leads to all 3 bedrooms and the bathroom which has a classic white suite.

#### Outside

The gardens to the front of the house are of an open plan design and are laid mainly to lawn. The rear gardens are a lovely feature of the house and include 2 patio areas, a good sized lawn and well stocked shrub and flower borders. A rear access leads to the single garage which has parking to the front.

ENERGY PERFORMANCE RATING - C

COUNCIL TAX BAND - B COUNCIL - West Suffolk

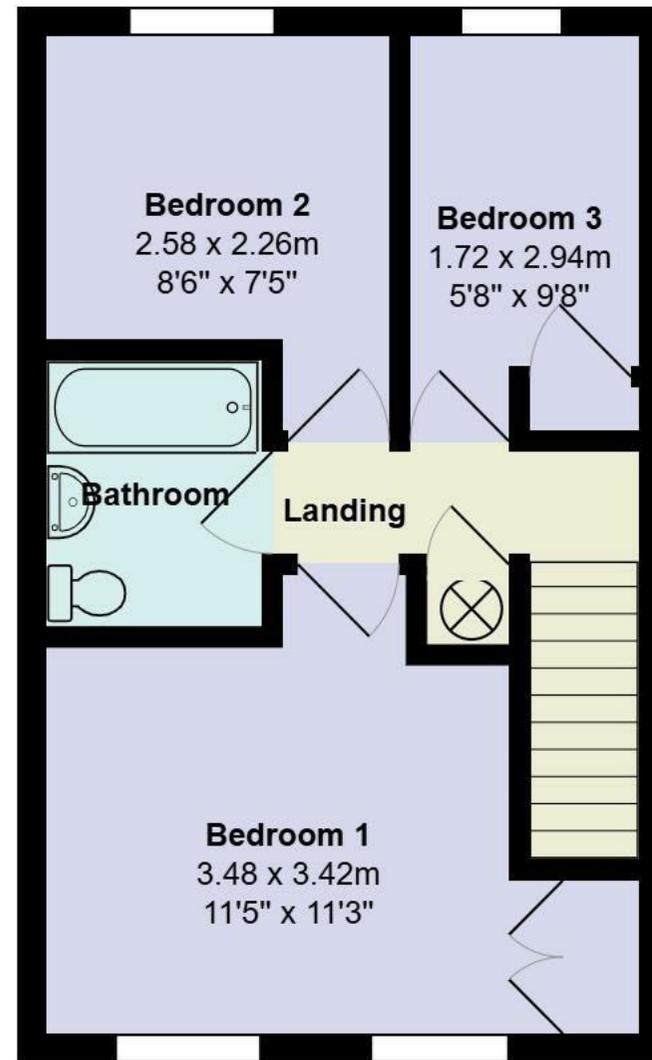
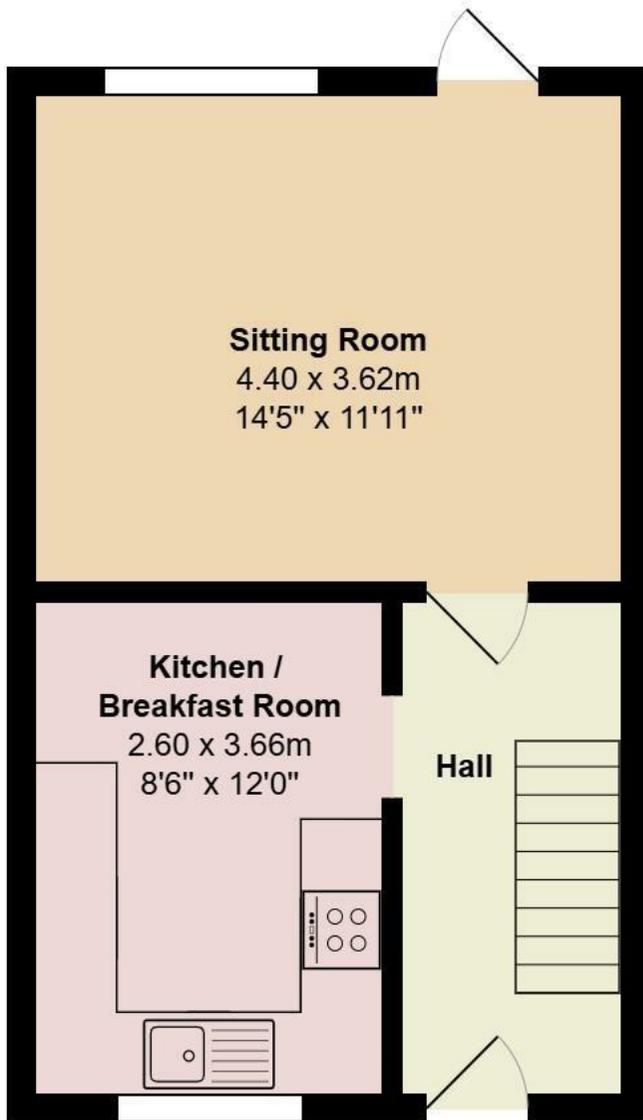
BROADBAND - Ofcom states Ultrafast broadband is available

MOBILE - Ofcom states all mobile phone providers are likely

SERVICES- Mains Water, Electricity, Gas, Drainage

WHAT3WORDS ///ballparks.sweetly.clincher





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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[mail@mortimerandgausden.co.uk](mailto:mail@mortimerandgausden.co.uk)

[www.mortimerandgausden.co.uk](http://www.mortimerandgausden.co.uk)

7 Langton Place, Bury St. Edmunds, Suffolk. IP33 1NE

**01284 755526**