



Mortimer &
Gausden

INDEPENDENT ESTATE AGENTS

13 The Downs, Rougham,
Bury St. Edmunds, IP30 9JQ

Guide Price
£280,000

A spacious semi detached home with far reaching views

If you love the idea of waking up to countryside views, but still want to be within easy reach of all amenities and the market town of Bury St. Edmunds, this CHAIN-FREE home could be ideal.

Occupying a 'tucked-away' village setting, the property has been well maintained and thoughtfully improved, yet still provides potential for some updating, giving buyers the opportunity to really make this lovely house their own.

The property offers a good level of well-proportioned accommodation, including 2 separate reception rooms, a conservatory and 3 bedrooms.

Set in attractive gardens with ample parking available and 2 useful outbuildings, this super semi is well worth an early internal viewing.

- CHAIN FREE semi detached house
- Occupying a pleasant village location
- Hall, fitted kitchen, dining room
- Spacious sitting room, conservatory
- 3 Good sized bedrooms , bathroom
- Established gardens with open views
- Gas fired central heating, uPVC glazing



In more detail, the accommodation comprises:

The entrance gives access to the sitting room and kitchen. There is a staircase to the first floor and an under-stairs storage area. The sitting room has a feature fireplace, a connecting door to the dining room and a door leading into the conservatory. The conservatory is a lovely room to relax and enjoy the views of the gardens and fields beyond.

The dining room overlooks the rear gardens and has a door leading back into the kitchen. These 2 rooms could potentially be opened into a larger kitchen/dining space if preferred. The kitchen has a range of cupboards, worktop surfaces and appliance space. A cupboard houses the modern gas-fired boiler serving the central heating.

On the first floor:

The landing gives access to 3 good-sized bedrooms and the family bathroom.

Outside

The gardens to the front of the house are of a very generous size and are laid mainly to lawn with planted borders. Ample parking is available within a parking bay and on an area of communal ground opposite the garden.

The fence-enclosed rear gardens are again laid to lawn and include 2 useful outbuildings.

COUNCIL TAX -BAND B

ENERGY PERFORMANCE RATING - C

COUNCIL - West Suffolk

SERVICES - Mains water, gas, electricity and drainage.

BROADBAND -Currently being upgraded

Mobile - Ofcom states all mobile providers are likely.

WHAT3WORDS ///surgical.asteroid.limits



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