Mortimer & Gausden

INDEPENDENT ESTATE AGENTS

3 Kelso Road,
Bury St. Edmunds, IP33 2EJ

Guide Price
£325,000

A well located modern detached house with lots of potential

Occupying an edge of estate setting, on the popular western outskirts of the town, this spacious detached house is being sold with the benefit of having NO UPWARD CHAIN.

Whether you are looking for a home for your growing family or perhaps as a great rental property, this extended house has a lot to offer. It's worth noting that similar properties have been substantially extended in the area, so this is a house that could grow with your needs.

The property, which has been successfully rented out for a number of years, is now in need of a little updating, making it something of a 'blank canvas'.

- Extended modern detached house
- Occupying a popular and well served location
- Hallway, cloakroom, kitchen
- 21 ft Sitting room, dining room
- 3 Bedrooms, family bathroom
- Gas central heating, uPVC glazing
- Single garage, enclosed gardens
- NO UPWARD CHAIN

The property occupies a pleasant setting within an established and popular residential area on the western outskirts of the town. There is a parade of local shops within walking distance and the house is on a regular bus route as well as being close to schooling for all ages. The town centre is around 1½ miles away and provides an excellent range of educational, recreational and shopping facilities.

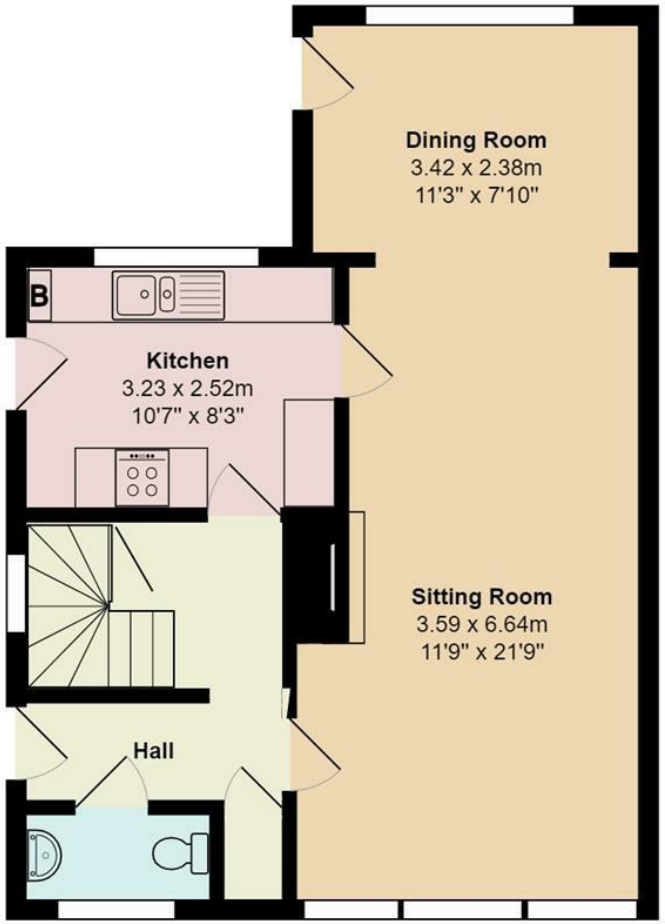
On the ground floor: The entrance hall with cloakroom off, leads into the large sitting room with fireplace. Leading off the sitting room is a good-sized dining room. The kitchen, which would benefit from some updating, includes ample appliance space and a wall mounted gas fired combination boiler.

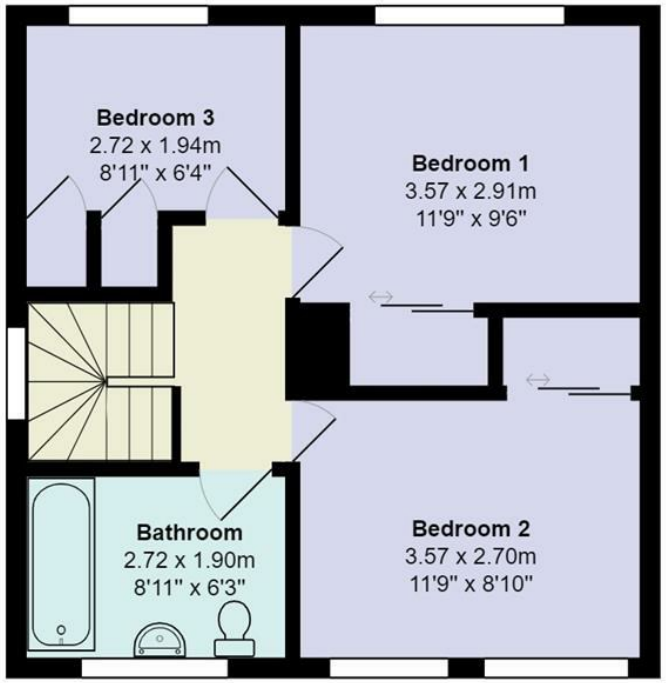
On the first floor: The landing gives access to all 3 bedrooms and the family bathroom. Bedrooms 1 & 2 are comfortable double bedrooms, each with built-in wardrobes. Bedroom 3 is a good sized single bedroom again with built-in storage.

Outside The gardens to the front of the house are of an open plan design and are laid mainly to lawn. A side access leads to the enclosed rear gardens which are again laid to lawn with a sheltered patio area and a useful shed/summer house. A rear gate leads to the single garage.

Council Tax - Band C
ENERGY PERFORMANCE RATING - D

Directions
From the town centre proceed along Westgate Street crossing over the roundabout into Out Westgate. At the traffic lights continue straight over and continue on Horringer Road. Just before leaving the town turn right into Glastonbury Road. Take the 2nd right hand turning onto Lindisfarne Road then immediately left into Kelso Road. The property can be found immediately on the left, as indicated by our for sale board.





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.

mail@mortimerandgausden.co.uk
www.mortimerandgausden.co.uk
7 Langton Place, Bury St. Edmunds, Suffolk. IP33 1NE
01284 755526