

Mortimer &  
Gausden

INDEPENDENT ESTATE AGENTS

86 Rockingham Road,  
Bury St. Edmunds, Suffolk, IP33 2SE

Offers In Excess Of  
£280,000

*If you have been looking for a property that is within walking distance of the town centre, this well presented modern terraced home is bound to be of interest.*

The property, which occupies a pleasant position on the highly regarded Sextons Meadow development, includes enclosed gardens, off road parking and a garage.

In our opinion, the house would be perfect for first time buyers, those people looking to downsize or indeed as a perfect investment/rental opportunity.

Close to the town centre - with the beautiful Abbey Gardens and Theatre Royal, shopping and restaurants etc all within easy reach



- Well presented modern terrace home
- Sitting Room, kitchen/dining room
- 3 bedrooms, stylish refitted bathroom
- Gas central heating, uPVC sealed unit glazing
- Enclosed gardens, garage, off road parking
- Excellent access to the town centre



The house occupies a pleasant setting within the development and benefits from gas fired central heating and uPVC sealed unit double glazing.

On the ground floor: The entrance hall gives access to the sitting room, which has a further door leading to the kitchen. Fitted with a range of units and worktop surfaces the kitchen features a good size understair storage cupboard, an integrated oven, a gas hob and a cooker hood. There is space for a washing machine and sliding patio doors lead out into the garden.

On the first floor: A landing area leads to the 3 bedrooms and stylishly refitted bathroom.

#### Outside

The gardens to the front of the house have been landscaped for ease of maintenance. The enclosed rear gardens are also low maintenance and feature attractive block paving. A gate leads from the garden to the rear parking area, where the garage features an up-and-over door and there is a generous parking space situated at the front of the garage.

Council Tax Band C

EPC current D - potential B

Agents note: The property is freehold, but because the garage is located underneath a neighbouring property, it is leasehold. We believe there to be 969 years remaining on the 999 year lease. There is an annual ground rent of £5 and a service charge of approximately £230 per year (to be confirmed)

#### Directions

From Southgate Street turn right into Sextons Meadow and continue to follow the road. Take the second left turning into Rockingham Road and the property can be found on the left.

For those commuting there is also good access from here out to the A14 which provides useful links to Cambridge, Ipswich and London/ Stansted Airport via the A11/M11.



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.

