Mortimer & Gausden

INDEPENDENT ESTATE AGENTS

4 Netley Road,
Bury St. Edmunds, IP33 2HJ

Guide Price
£235,000

# *CHAIN FREE semi-detached house in a well-served location*

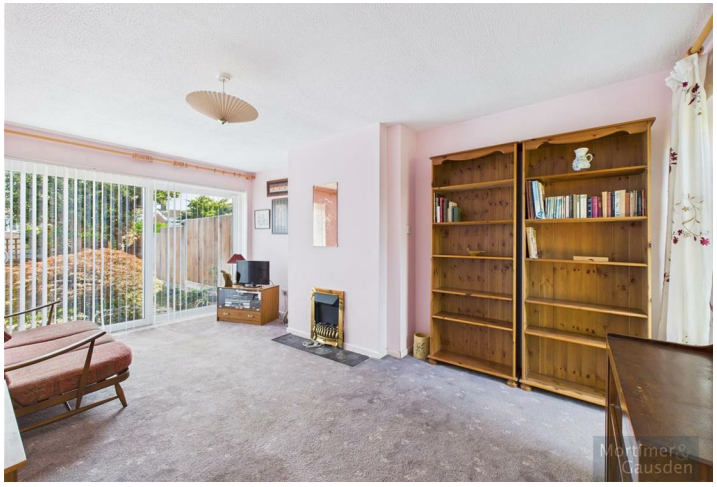
Situated on the favoured western outskirts of town, this semi-detached home offers convenient access to a local parade of shops and is around a mile and a half from the town centre.

The house, which requires some updating, provides well-arranged accommodation including a good-sized sitting room, dining area, kitchen, and cloakroom on the ground floor, with three bedrooms and a bathroom upstairs.

Externally, the property benefits from a single garage with parking to the front, along with an enclosed rear garden offering plenty of potential. With gas-fired central heating and uPVC sealed unit glazing, the house is offered with no upward chain.

Ideal for young families or those seeking a property to improve and add value, this appealing home is well worth an early viewing.

- Spacious modern semi-detached home
- Requiring some updating and improvement
- Occupying a popular and well-served location
- Hall, large sitting room, kitchen, dining area
- Cloakroom, bathroom, 3 good sized bedrooms
- Gas-fired central heating, uPVC glazing
- Single garage, parking, and gardens
- No upward chain, early viewing advised



Accommodation

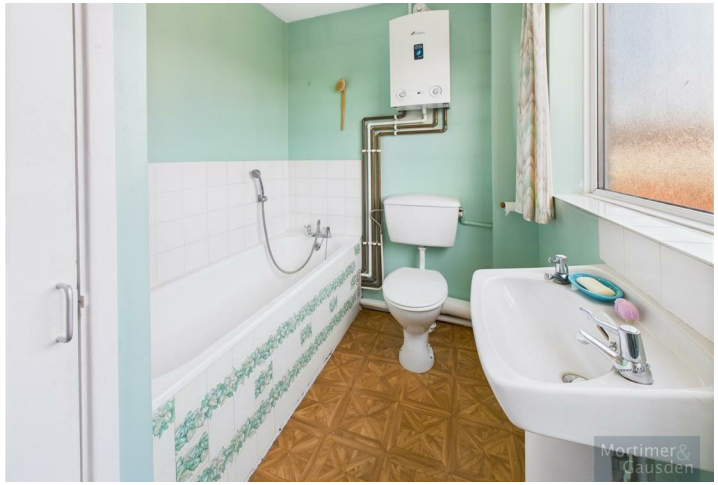
Ground Floor
A small entrance hall with a staircase to the first floor also gives access to the sitting room and dining room. The sitting room has a dual aspect and is of a very good size. The dining room opens up into the kitchen. These two areas could be combined to make one large family space. Off the kitchen is a rear hall with a storage cupboard, a cloakroom and a glazed door to the rear garden.

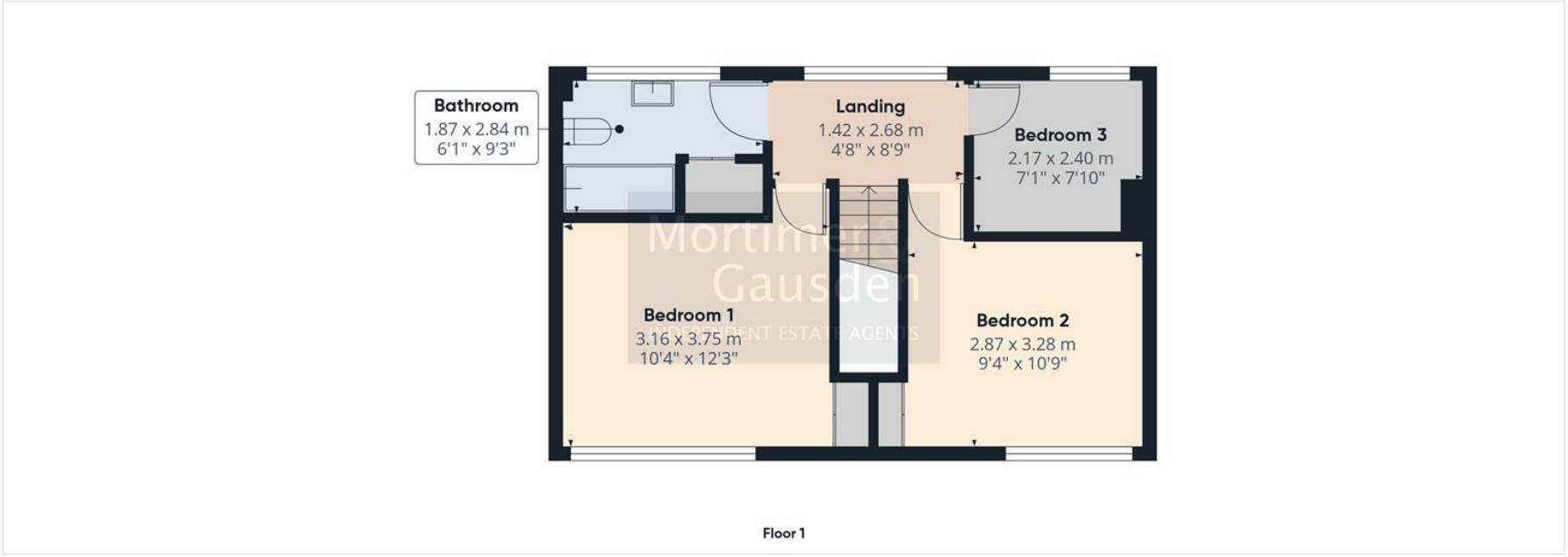
First Floor
The upstairs layout includes 2 double bedrooms and a good-sized single bedroom/study. The bathroom includes an airing cupboard and a wall-mounted gas-fired boiler.

Outside
The gardens to the front of the property are fence enclosed, and are of a good size, being laid predominantly to lawn. A side access leads to the enclosed rear garden, which affords a good degree of privacy and includes a raised patio terrace.

A rear access leads to a single garage. There is a further hardstanding area for parking.

COUNCIL TAX - BAND B - West Suffolk
ENERGY PERFORMANCE RATING - D
SERVICES - Mains water, electricity, gas and drainage
BROADBAND - Ofcom states Ultrafast broadband is available
Mobile - Ofcom states all mobile phone providers are likely
WHAT3WORDS ///beefed.swimsuits.potato



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