

THE
**Mortimer
& Gausden**
PARTNERSHIP

18 Olle Close,
Bury St. Edmunds, IP33 2NX

Guide Price
£250,000

PARTNERSHIP

Deceptively Spacious, Three-Bedroom End-Of-Terrace Home, Located In An Ideal Setting

Occupying a desirable end-of-terrace position, this well-presented three-bedroom home offers spacious and practical accommodation, making it an ideal purchase for first-time buyers, growing families or investors alike.

The property enjoys a comfortable and versatile layout, with bright living spaces designed for modern day-to-day living, and ideal for hosting and families. The current owners have cleverly adapted storage space upon entry, to create a utility area to maximise the space available.

Convenient access to the historic town centre with its excellent range of shops, restaurants, cafés and leisure / educational facilities is ideal, while also being positioned near the West Suffolk Hospital and offering straightforward links to the A14 for commuters travelling towards Cambridge, Ipswich and beyond.

Combining a convenient setting with well-balanced accommodation, this is a fantastic opportunity to acquire a home in a sought-after residential location.

Upon arrival, you are greeted by the mostly laid to lawn front garden with a small raised patio, perfect for al-fresco dining.

- Large Open-Plan Lounge-Diner
- Single Garage & Parking
- Two Double Bedrooms & One Single
- Attractive Position Within Development
- Close To West Suffolk Hospital
- Superb For A Range Of Buyers
- South Facing Rear Garden
- Viewing Highly Recommended



Ground Floor:

Upon entry, you are greeted by the hallway which has been converted to support utility space, perfect for housing the washing machine, tumble dryer and storage for detergents. Adjacent, you will find the cloakroom, fitted with wc, basin and heated towel rail.

The large open-plan lounge-diner is bathed in natural light, courtesy of the dual aspect, and sliding doors overlooking the rear garden.

Access into the kitchen can be found which supports a choice of low and eye-level storage across a split counter. Space for an undercounter fridge, freezer and dishwasher can be found.

A generous hallway leading to the rear of the property offers understairs storage and space for coats and shoes.

First Floor:

Upstairs, the landing holds access to all three bedrooms and family bathroom. Both bedroom one and two are large doubles, whilst bedroom three, albeit the smallest, is a sizeable single bedroom overlooking the front of the property.

The three-piece bathroom suite is fitted with wc, basin, p-shaped bath with shower over, storage and heated towel rail.

Outside:

The private, south-facing rear garden offers both lawn and patio space, ideal for adding garden furniture during the summer months. A brickbuilt shed can be found to the rear, ideal for additional storage, whilst gated access leads to the road.

A single en-bloc garage and parking in front is a great addition.

Agent Notes:

EPC Rating - Awaiting

Council Tax - C

All mains services connected

What3Words: [///projects.retaliate.static](http://projects.retaliate.static)

Broadband-Ofcom states ultrafast is available

Mobile - Ofcom states all mobile providers are likely.





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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