Mortimer & Gausden

INDEPENDENT ESTATE AGENTS

9 Rembrandt Way,
Bury St. Edmunds, IP33 2LP

Guide Price
£360,000

An attractively presented detached bungalow occupying a particularly well served location.

This well maintained detached bungalow offers light and bright accommodation and is being sold with the benefit of having NO UPWARD CHAIN.

The property occupies a much sought after location, close to a parade of shops, on a regular bus route and within easy reach of the town and the West Suffolk Hospital.

This spacious bungalow has gas-fired central heating and refitted uPVC sealed unit glazing. The facias have also been replaced in uPVC making this a low maintenance home.

There is ample parking, enclosed private gardens and a single garage.

As properties of this nature rarely stay on the market for long we would thoroughly recommend an early internal inspection.

- Well presented modern detached bungalow
- Occupying a well served residential setting
- Sitting room, fitted kitchen/breakfast room
- 2 Double bedrooms, bathroom, conservatory
- Gas central heating, uPVC glazing and facias
- Garage, extensive parking, enclosed gardens
- NO UPWARD CHAIN

The spacious entrance hall gives access to the sitting room, bathroom and both bedrooms. The sitting room is of a generous size and enjoys a dual aspect.

The kitchen/breakfast room is another light dual aspect room with ample space for a dining table. There are a range of fitted cupboards and worktop surfaces with ample appliance space. There is an integrated hob and double oven. A side door leads to the outside and a further cupboard houses the gas fired combination boiler which we understand has been regularly serviced.

The hallway includes an airing cupboard and access to the loft space with a loft ladder. There are 2 double bedrooms and a bathroom with a white suite. Bedroom 1 is of a very generous size and bedroom 2 has been extended with a small conservatory. Currently used as a dining room, this combined space provides the perfect spot to relax and enjoy views over the gardens.

Outside
The gardens to the front of the bungalow have been hard landscaped for ease of maintenance. A long block paved driveway provides extensive parking and gives access to the single garage which has an electrically operated roller door and side courtesy door.

A separate side access leads to the enclosed rear gardens which enjoy a sunny aspect and a high degree of privacy. Much of the garden has been paved but there is also a greenhouse, an area of lawn and planted borders with mature shrubs and trees.

Agents note: Since the EPC was prepared, the bungalow has had new windows fitted which will improve the energy rating.

COUNCIL TAX - BAND C
ENERGY PERFORMANCE RATING - D
COUNCIL - West Suffolk
SERVICES - All main services connected
BROADBAND - Ofcom states Ultrafast broadband is available
MOBILE- Ofcom states all mobile phone providers are likely
WHAT3WORDS - ///grace.patching.candle

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