



THE
**Mortimer
& Gausden**
PARTNERSHIP

228 Raedwald Drive,
Bury St. Edmunds, IP32 7DN

Guide Price
£325,000

M&G
PARTNERSHIP

*Three bedroom detached house
occupying a highly sought after
and well served residential location*

Situated on the ever popular Moreton Hall development, this detached house occupies a convenient and family friendly setting, close to a wide range of amenities, schools and green spaces.

The property is now ready for updating and offers a fantastic blank canvas for buyers looking to modernise and add their own style. Sensibly priced to reflect the work required, it represents an excellent opportunity in a location where homes are always in demand.

With enclosed rear gardens, ample parking, a garage and the benefit of having no upward chain, this is a house that offers both potential and practicality.

- Modern detached home requiring updating
- Occupying a well served and popular setting
- Hall, cloakroom, kitchen/breakfast room
- Spacious sitting/dining room, conservatory
- 3 Bedrooms, shower room
- Gas fired central heating, sealed unit glazing
- Single garage, enclosed gardens and parking
- Great potential and CHAIN FREE



The property is in need of modernisation, allowing a purchaser the opportunity to create a home to their own taste. It has sealed unit glazing, gas-fired central heating and in more detail comprises:

Ground Floor

An entrance hall, with a cloakroom off, gives access to both the kitchen and sitting room. The kitchen includes a range of cupboards and worktop surfaces. There is ample appliance space and room for a breakfast table. There is a wall-mounted gas-fired boiler and a glazed door to the outside.

The sitting room and dining area form a generous main reception space, with plenty of room for both living and dining furniture. There is a useful storage cupboard and patio doors open into a lean-to conservatory, providing additional space and views over the rear garden.

First Floor

On the first floor are two good-sized double bedrooms, both benefitting from fitted wardrobes, along with a further single bedroom which also includes fitted storage. The former bathroom has been converted into a shower room.

Outside

To the front of the property, a driveway provides ample off road parking and leads to the single garage, which has up and over doors to both ends.

The rear gardens are fully enclosed and laid mainly to lawn, with planted beds and paved areas for seating.

The property is offered for sale with NO UPWARD CHAIN

COUNCIL TAX -BAND C

ENERGY PERFORMANCE RATING - TBC

COUNCIL - West Suffolk

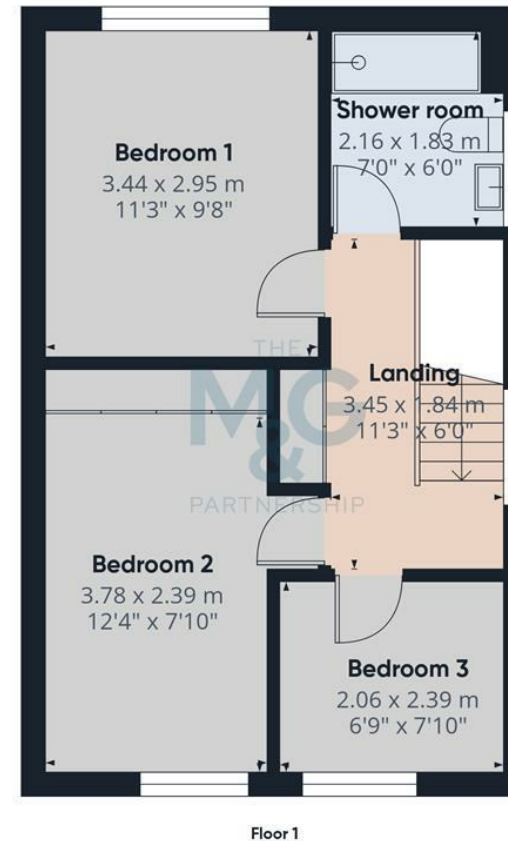
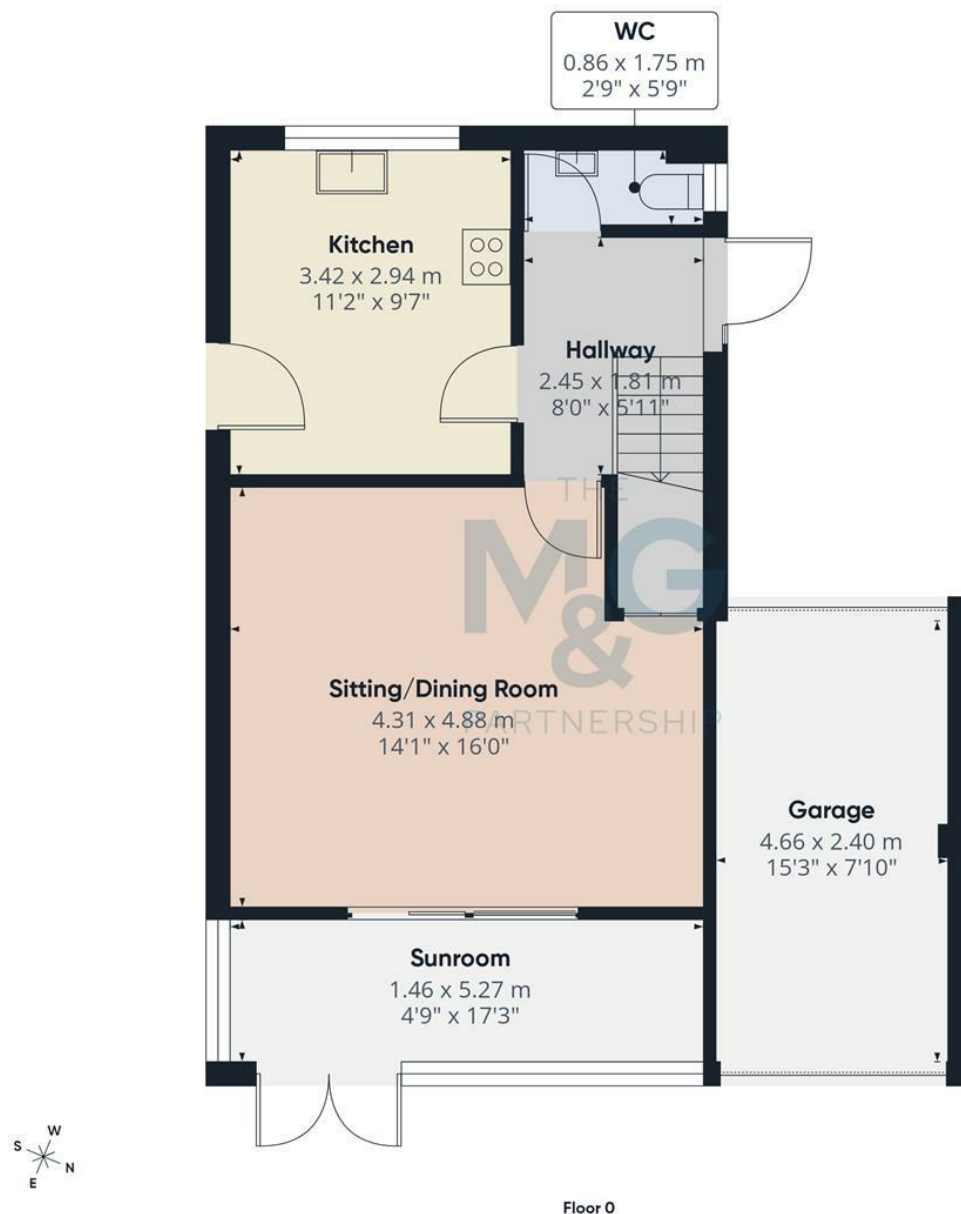
SERVICES - Mains water, gas, electricity and drainage.

BROADBAND -Ofcom states ultrafast is available

Mobile - Ofcom states all mobile providers are likely.

WHAT3WORDS ///maybe.bandaged.kingdom





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.

The Mortimer & Gausden Partnership is a trading name of Mortimer & Gausden Ltd.

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