

THE  
**Mortimer  
& Gausden**  
PARTNERSHIP



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

Guide Price  
£375,000

MG

PARTNERSHIP

*A much improved modern detached bungalow in a highly regarded location*

Occupying an exceptionally convenient setting, this attractive bungalow is within easy reach of a parade of shops, regular bus routes and the West Suffolk Hospital, with the town centre around a mile and a half away. Properties in this established area are always in strong demand.

In recent years, the property has been updated and improved by the present vendors, including the installation of a new fitted kitchen, new flooring and a woodburner, creating a home that is ready to move straight into.

Offering light and well-balanced accommodation, together with generous parking and private corner plot gardens, this lovely bungalow would be ideal for anyone looking to enjoy life on one level in a popular and well-served location.

- Much improved modern detached bungalow
- Occupying a popular and well served location
- Hall, sitting room, kitchen/diner
- 2 Double bedrooms, family bathroom
- Gas central heating, uPVC sealed unit glazing
- Driveway, good sized private gardens
- Early viewing highly recommended



The property benefits from gas-fired central heating and UPVC sealed unit glazing and, in more detail, comprises:

#### Entrance Hall

A good-sized entrance hall provides access to the sitting room, bathroom, and both double bedrooms.

The sitting room has a dual aspect and is a very comfortable living space with lots of natural light and a woodburner.

The kitchen has been refitted with an attractive range of shaker-style units and worktop surfaces. There is a built-in oven, hob and ample appliance space. There is also plenty of room for a dining table. A door leads directly out to the garden.

There are 2 well-proportioned double bedrooms, both enjoying views over the rear gardens.

#### Outside

The gardens to the front of the property are of open plan design and are laid mainly to lawn. A driveway provides ample off-road parking. The rear gardens are of a particularly good size, having a wider plot than most, and have been re landscaped in recent years. Affording a good degree of privacy, the gardens provide an excellent space to relax, entertain or simply enjoy the outdoors.

Early internal inspection is highly recommended, as bungalows in this popular location rarely remain on the market for long.

EPC - D

Council Tax: C

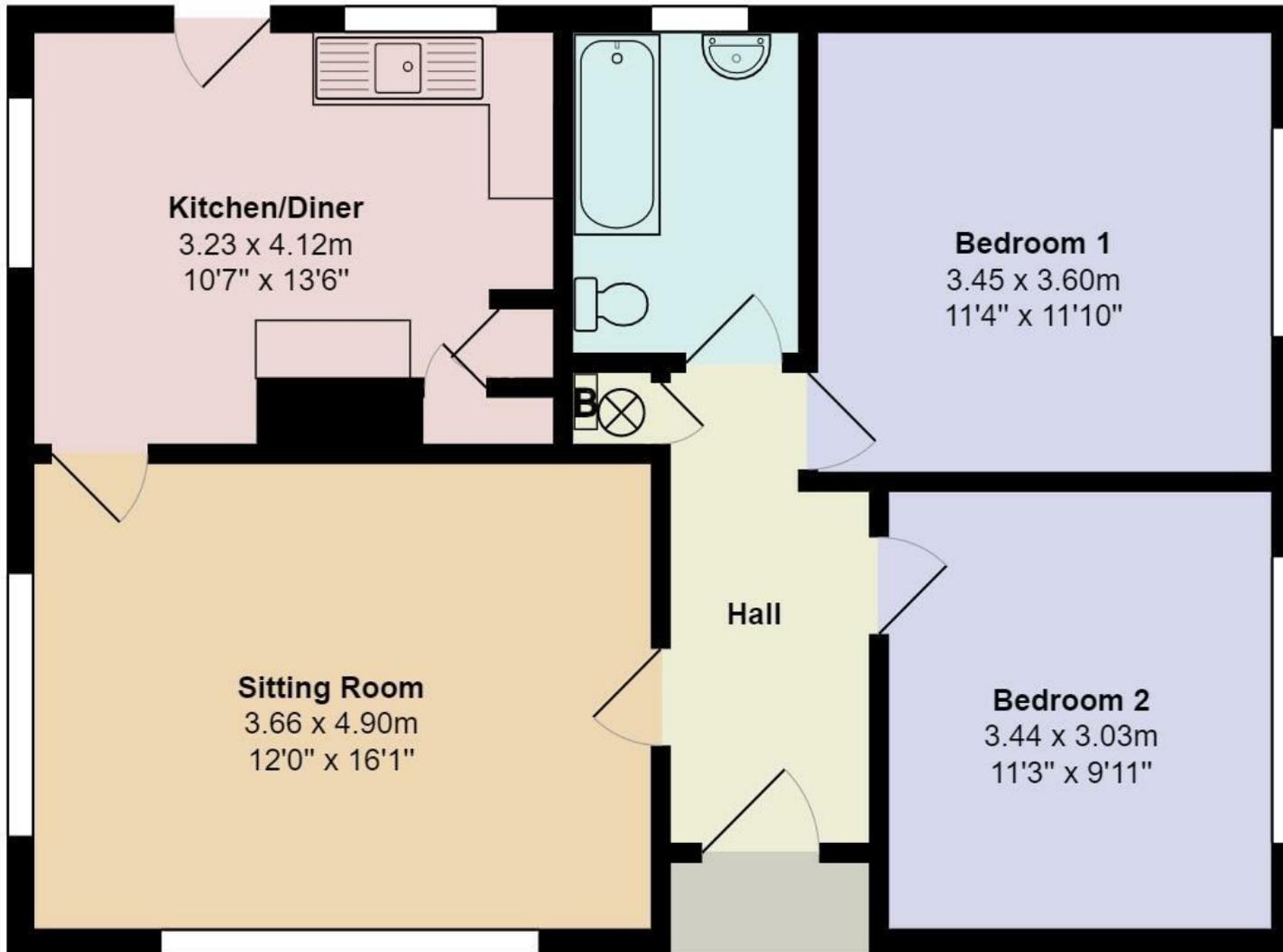
Services: All main services connected

Broadband: Ofcom states ultrafast is available

Mobile: Ofcom states all providers are likely

What3Words: ///golden.wishes.footballers





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.

mail@mortimerandgausden.co.uk

www.mortimerandgausden.co.uk

7 Langton Place, Bury St. Edmunds, Suffolk. IP33 1NE

01284 755526