Mortimer & Gausden

INDEPENDENT ESTATE AGENTS

42 Hospital Road,
Bury St. Edmunds, IP33 3JU

Guide Price
£300,000

Minutes from the town centre with gardens and a garage

If you have been looking for an easily maintained home close to all amenities, this modern end of terrace is bound to be of interest. Located within a short walk of the town centre, this CHAIN FREE home has enclosed gardens to the rear, allocated parking and a single garage.

The house, which will require some cosmetic updating, benefits from gas fired central heating and uPVC sealed unit glazing.

In our opinion, the property would be ideal for a couple, young family or perhaps as a buy to let or Airbnb.

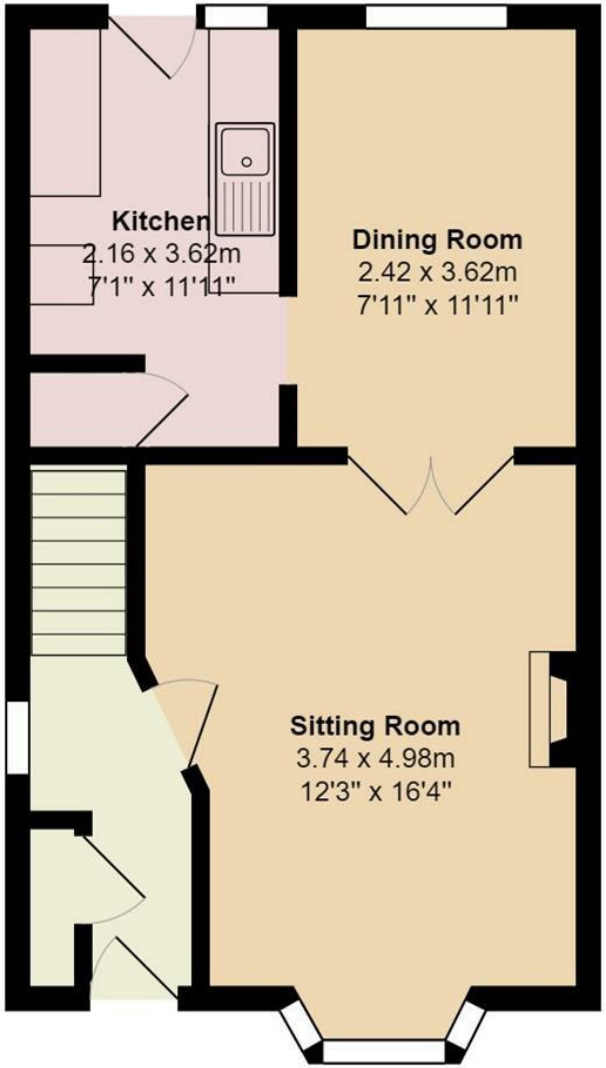
- Modern end of terrace townhouse
- Short walk from town centre
- Hall, bay fronted sitting room
- Kitchen, separate dining room
- 3 Bedrooms, bathroom
- Single garage, gardens, parking
- NO UPWARD CHAIN

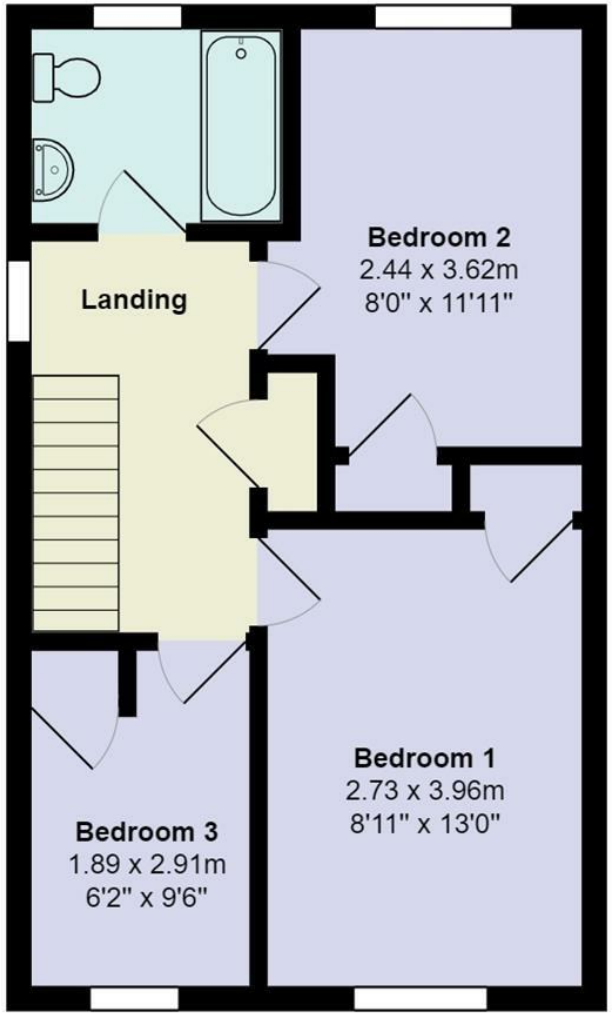
On the ground floor: The entrance hall has a useful built-in cupboard and a door leading into the bay-fronted sitting room. The sitting room includes a feature fireplace and double doors which open into the separate dining room. The kitchen includes a range of fitted units and worktop surfaces. There is ample appliance space, a large built-in cupboard and a part-glazed door to the rear gardens.

On the first floor: The landing area leads to all 3 bedrooms and the bathroom. Bedrooms 1 & 2 are both double bedrooms, each with built-in wardrobes. Bedroom 3 is a single bedroom which would be perfect for use as a study or nursery.

Outside: The property occupies a slightly elevated position with the front gardens having a lawn and planted borders. A side access leads to the enclosed rear gardens which include a paved area and flower beds. A rear access leads to an allocated parking space and the single garage.

COUNCIL TAX - BAND C
ENERGY PERFORMANCE RATING - C
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 - ///searched.scream.barstool





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