Mortimer & Gausden
INDEPENDENT ESTATE AGENTS

49 Westgarth Gardens, Bury St. Edmunds, Suffolk, IP33 3LG

MAKE IT YOUR OWN – Occupying an established and well-served location, this spacious semi-detached chalet-style property will require some updating but has all the makings of a fantastic home.

The property, which is being sold with the benefit of having NO UPWARD CHAIN, is located close to a range of amenities and enjoys views to the rear over the River Linnet.

- Semi detached home offering very flexible accommodation
- Located around 1 mile from the town centre
- Hall, cloakroom, large sitting room, kitchen
- Dining room/bedroom 4, wet room
- 3 first floor bedrooms, gas heating, uPVC glazing
- Single garage, ample parking, enclosed gardens

Guide Price £325,000

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General Information

The property occupies a very pleasant setting, with views over the River Linnet. There are many local amenities close by: including schooling for all ages, a parade of shops, public house/restaurant and a regular bus service. The town centre is around a mile away and can be easily reached by road, footpath or cycleway.

Sometimes you visit a property and although it is a little dated in places, it still has a very comfortable feel and that is certainly the case with this CHAIN FREE semi detached home.

As previously mentioned the accommodation has a flexible layout with the opportunity to have a total of 4 bedrooms if required or extra reception space. The property benefits from gas fired central heating and mostly uPVC sealed unit glazing, The large windows and neutral colour scheme add to the feeling of light and space.

On the ground floor: The entrance hall with staircase and cloakroom off, leads to the large sitting room which has views over the rear gardens. The kitchen has ample cupboards, worktop surfaces and appliance space. A side door leads out to the driveway. The room at the front of the property is currently being used as a bedroom but could equally make an ideal separate dining room. Finally, the original bathroom has been converted into a wet room.

On the first floor: The landing area gives access to all 3 bedrooms. The main bedroom is of a very generous size and includes a large eaves storage space. Some neighbouring properties have added a dormer window to this area which would then either provide a dual aspect with views over the riverbank or indeed extra space for a spacious en suite.

Outside
The gardens to the front of the property have been mostly hard landscaped for ease of maintenance. A driveway to the side provides ample parking and leads up to the single garage.

The rear gardens have a south-facing aspect and afford a good degree of privacy and seclusion. Laid mainly to lawn, the gardens include a useful garden shed.

COUNCIL TAX - BAND C

Directions
From the town centre proceed along Westgate Street crossing over the roundabouts into Out Westgate. At the traffic lights turn right into Petticoat Lane, following the road around to the left into Hospital Road. Turn left into Westgarth Gardens, follow the road around to the right and the property will be seen on the left as marked by our for sale board.

Entrance hall

Cloakroom

Sitting Room 16'6 x 11'11 (5.03m x 3.63m)

Kitchen 10'2 x 9'11 (3.10m x 3.02m)

Dining Room/Bedroom 4 11'11 x 7'10 (3.63m x 2.39m)

Wet Room 5'7 x 5'2 (1.70m x 1.57m)

First Floor

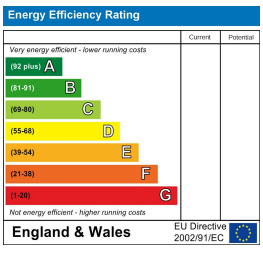
Bedroom 1 18'4 x 11'11 max (5.59m x 3.63m max)

Bedroom 2 10'6 x 6'10 (3.20m x 2.08m)

Bedroom 3 9'10 x 8'2 max (3.00m x 2.49m max)

Garage

Gardens



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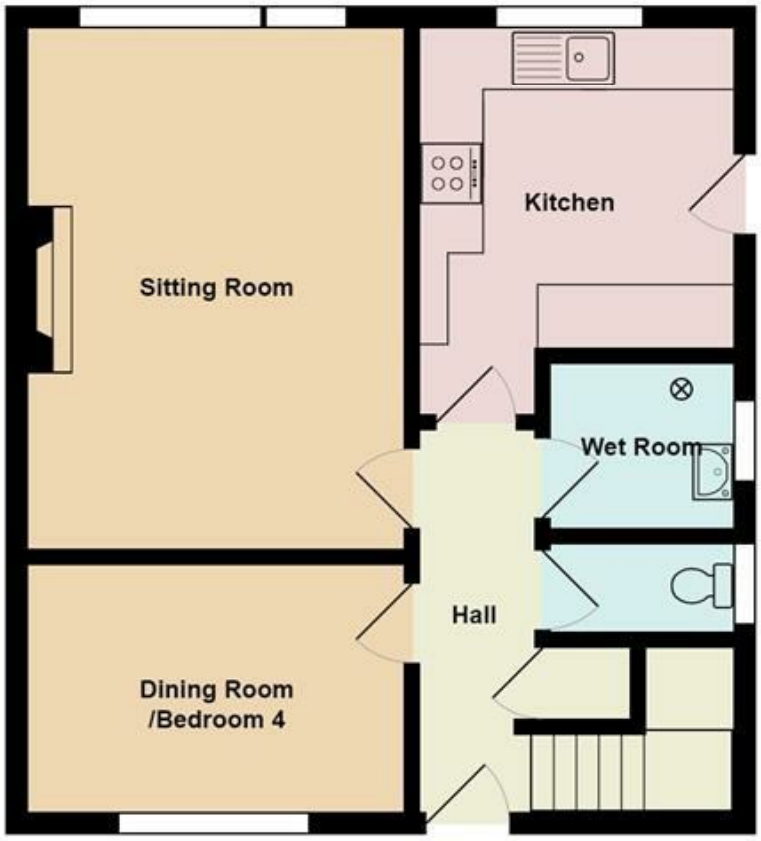
Kitchen
Sitting Room
Wet Room
Hall
Dining Room
/Bedroom 4

Eaves Storage
Bedroom 3
Sloping
Ceiling
Bedroom 1
Bedroom 2

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