Mortimer & Gausden
INDEPENDENT ESTATE AGENTS

65 Clay Road,
Bury St Edmunds, Suffolk, IP32 6QZ

CHAIN FREE- A superb opportunity to purchase this modern terrace house located within a popular and well-served area on the northern side of Bury St Edmunds.

Offering comfortable accommodation, a smart modern kitchen and the recent addition of a downstairs cloakroom and garden room, this property would be ideal for first-time buyers, those looking to downsize or anyone looking for a sound investment purchase.

- CHAIN FREE terrace house, close to local amenities
- Hall, sitting room, stylish modern fitted kitchen
- Cloakroom, garden room, good sized main bedroom
- 2nd bedroom & office/occasional bedroom
- Enclosed low maintenance garden, allocated parking

Guide Price £215,000

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General Information

Located within a well-served residential area, the property is conveniently located to access nearby amenities, which include: schooling for all ages, two parades of shops and a post office. A range of supermarkets and a large leisure centre are also located close by and there is a regular bus service. The town centre is around 2 miles away and the A14 dual carriageway is within easy reach, giving fast access to Ipswich, Cambridge and London via the M11.

Having been updated and improved by the current owners, the property features several additions not normally found in other homes of the same design. A separate hall provides the lounge with a much cosier feel and the addition of a downstairs cloakroom is certainly beneficial. The kitchen has a comprehensive range of stylish gloss grey fitted units, with plumbing for a washing machine and dishwasher. A timber-framed and attractively clad garden room with glazed french doors has been added to the rear of the house, providing a pleasant breakfast/dining area.

On the first floor, the main bedroom is a good-sized room and features built-in wardrobe storage. Bedroom 2 has been divided into 2 separate rooms by way of a stud work wall, and now provides a reasonably sized bedroom and an office/occasional bedroom (whilst the stud work walls have been plasterboarded, they require plastering, which our vendor is happy to do, prior to the completion of sale). The bathroom features a large walk-in shower.

The property benefits from gas-fired central heating via radiators and Upvc sealed unit double-glazed windows.

As previously stated, the house is being sold CHAIN FREE and would be ideal for first-time buyers, those looking to downsize or indeed a perfect investment opportunity.

Council Tax Band B

Outside
The small front garden area has been laid to gravel for ease of maintenance and there are 2 allocated parking spaces The pleasant rear garden is fence enclosed and has been mainly laid to artificial grass. Further features include a timber shed providing useful storage and there is rear gated access.

Directions
From the town centre, proceed along Northgate Street, crossing over the roundabout into Out Northgate. Continue into Fornham Road, turning left at the traffic lights onto Tollgate Lane. Follow the road and turn right onto Lancaster Avenue, then first left onto Northumberland Avenue, continue on the road and take the 2nd turning left onto Clay Road. Continue and just after Warwick Drive turn left and the property can be seen ahead.

Hall

Sitting Room 14'0 x 12'9 max 8'4 min (4.27m x 3.89m max 2.54m min)

Cloakroom

Kitchen 12'8 x 9'3 max 6'8 min (3.86m x 2.82m max 2.03m min)

Garden Room 9'5 x 7'7 (2.87m x 2.31m)

First Floor Landing

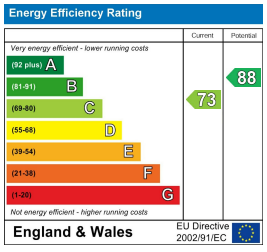
Bedroom 1 10'0 x 10' max overall (3.05m x 3.05m max overall)

Bedroom 2 8'1 max 6'6 min x 6'9 max 3'9 min (2.46m max 1.98m min x 2.06m max 1.14m min)

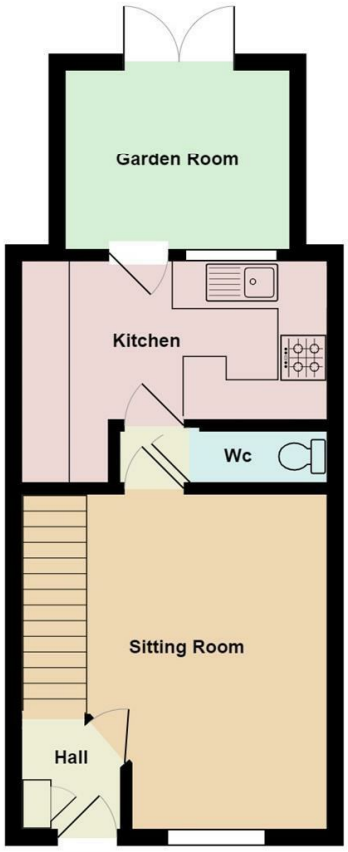
Office/bedroom 3

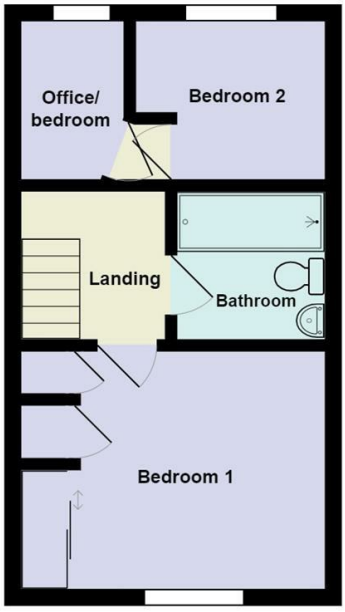
Bathroom

Garden



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 fitting. 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 web site, please contact our offices immediately.


Garden Room
Kitchen
Wc
Sitting Room
Hall


Office/
bedroom
Bedroom 2
Landing
Bathroom
Bedroom 1

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