Mortimer & Gausden
INDEPENDENT ESTATE AGENTS

2 Ion Road,
Bury St. Edmunds, Suffolk, IP32 6RZ

IDEAL FAMILY HOME – Located within easy reach of local schools and shops, this modern end of terrace house provides a particularly spacious range of accommodation.

The property, which benefits from gas fired central heating and upvc sealed unit glazing, would be perfect for a growing family, as a first time buy or indeed as a worthy addition to anyone's investment portfolio.

- Spacious modern end of terrace with enclosed gardens
- Occupying an established and well served location
- Hall, cloakroom, refitted kitchen, sitting room
- 3 Good sized bedrooms, family bathroom
- Gas fired central heating, uPVC sealed unit glazing
- BT Fibre broadband installed

Guide Price £235,000

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General Information

The house is situated within a very well served residential area, which is on a regular bus route and 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. 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.

The property offers spacious accommodation and benefits from gas fired central heating, uPVC sealed unit glazing and BT Fiber Broadband has been installed.

The ground floor features a good-sized hall with a modern cloakroom. The large dual aspect lounge/dining room has patio doors to the garden. A stylish fitted kitchen includes an integrated double oven and hob and plentiful storage. On the first floor there are 2 double bedrooms, a good-sized 3rd bedroom and a refitted family bathroom.

Outside
To the front of the property is a small open plan garden laid to lawn. The enclosed rear gardens, which afford good levels of privacy, have been pleasantly landscaped and include lawn and patio areas, as well as a good-sized brick built outbuilding, providing useful storage. There is ample on street parking.

COUNCIL TAX - BAND B
ENERGY PERFORMANCE CERTIFICATE - Currently C
COUNCIL - West Suffolk Council
SERVICES - All mains services are available
BROADBAND - Ofcom states that Ultrafast broadband is available
MOBILE - Ofcom states all mobile phone providers are likely
WHAT3WORDS - ///miss.stun.craftsman

Directions
From the town centre proceed along Northgate Street crossing over the roundabout into Out Northgate, continue into Fornham Road. At the traffic lights turn left onto Tollgate Lane. Turn right onto Lancaster Avenue and then left onto Northumberland Avenue. Turn left onto Clay Road, and the property can be found on the left at the corner of Clay Road and Ion Road, as indicated by our for sale board.

Entrance Hall

Cloakroom

Sitting/Dining Room 20'8 x 12'3 max (6.30m x 3.73m max)

Kitchen 10'11 x 9'1 (3.33m x 2.77m)

First floor

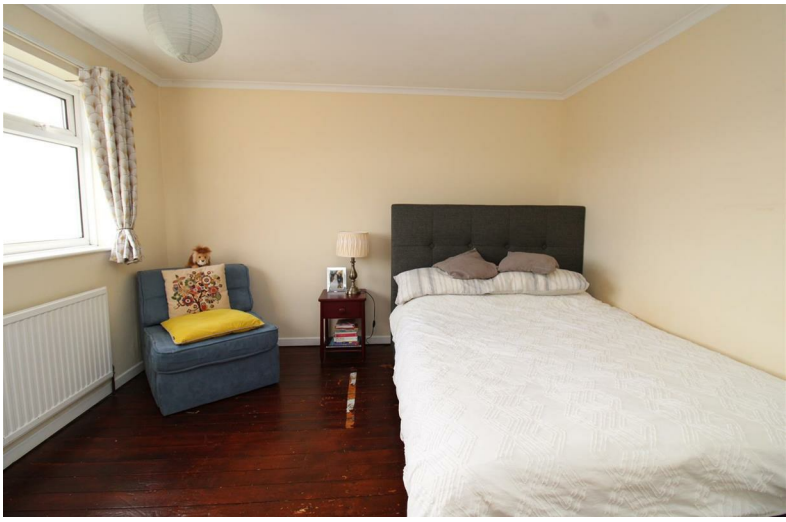
Bedroom 1 12'4 x 11'7 max (3.76m x 3.53m max)

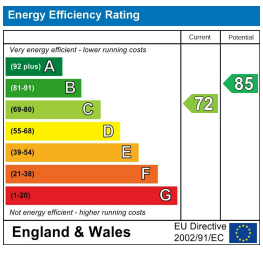
Bedroom 2 12'4 x 8'9 (3.76m x 2.67m)

Bedroom 3 9'3max x 9'2 max (2.82mmax x 2.79m max)

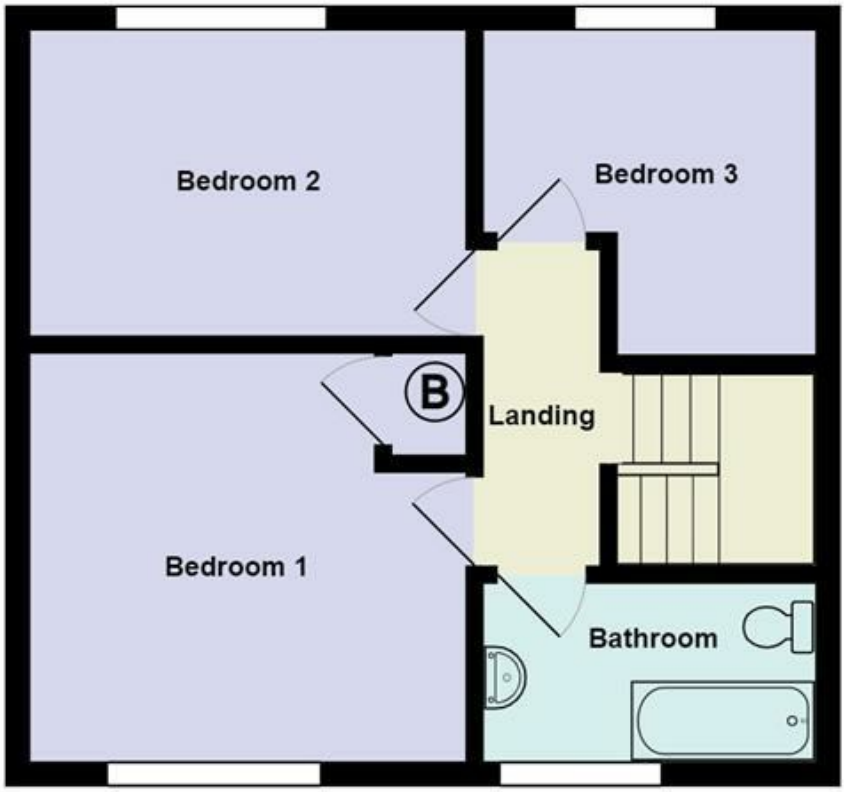
Bathroom 8'11 x 4'8 (2.72m x 1.42m)

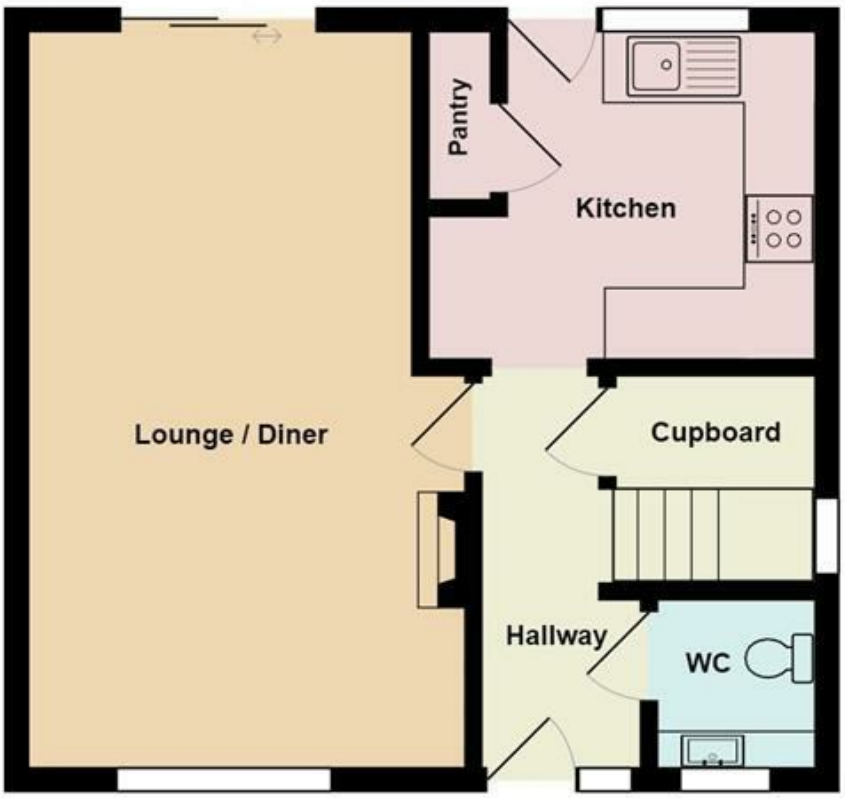
Gardens





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.


Bedroom 2
Bedroom 3
B
Landing
Bedroom 1
Bathroom


Pantry
Kitchen
Lounge / Diner
Cupboard
Hallway
WC