



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.



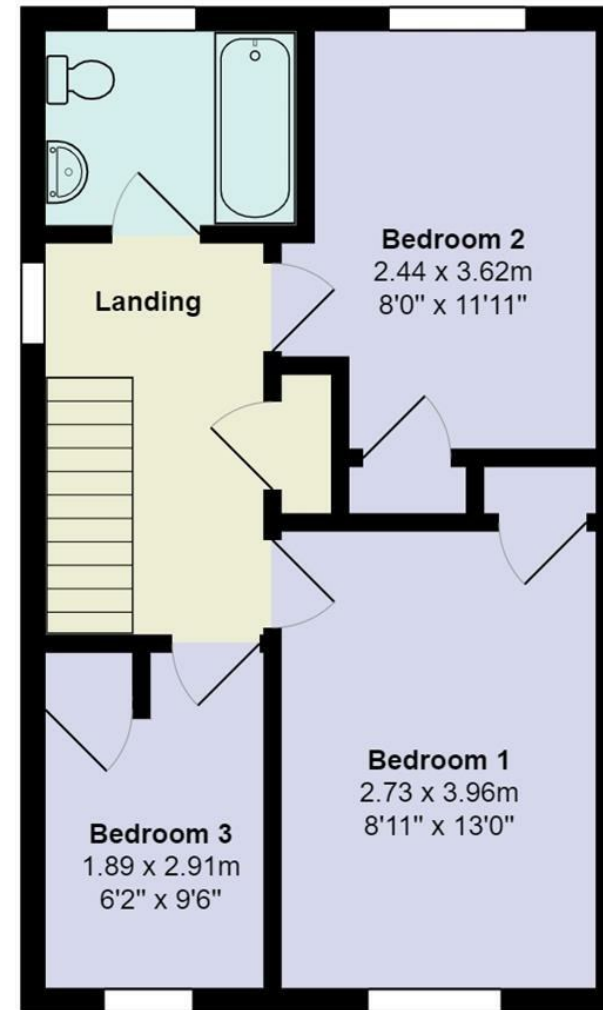
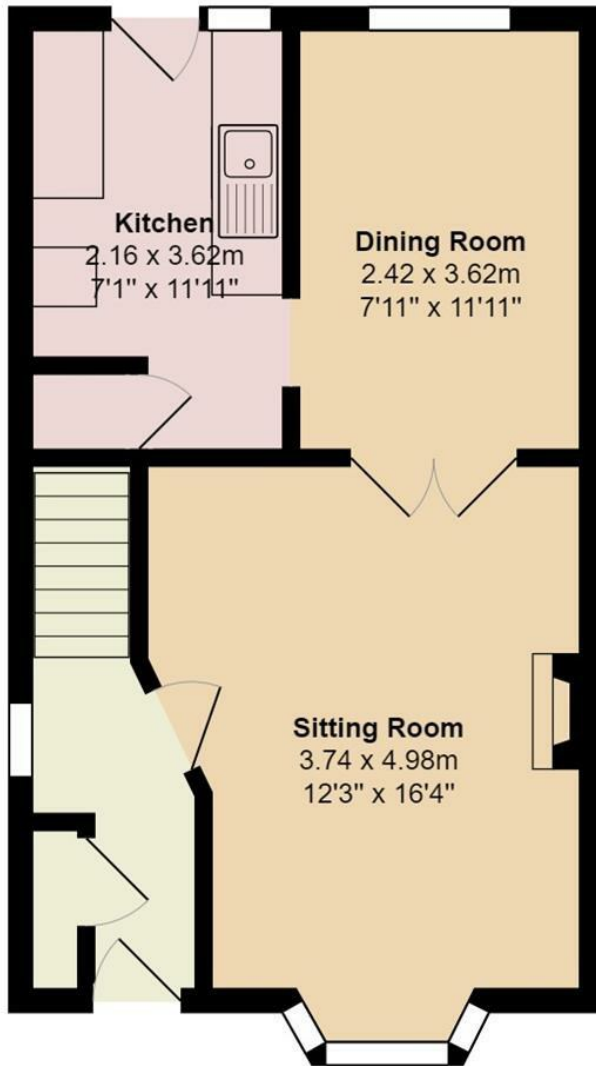
On the first floor: The landing area leads to all 3 bedrooms and the bathroom. Bedrooms 1 & 2 are both double bedrooms, each with built-in wardrobes. Bedroom 3 is a single bedroom which would be perfect for use as a study or nursery.



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 - TBC  
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



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.

mail@mortimerandgausden.co.uk  
 www.mortimerandgausden.co.uk  
 7 Langton Place, Bury St. Edmunds, Suffolk. IP33 1NE

**01284 755526**