Mortimer & Gausden
INDEPENDENT ESTATE AGENTS

10 Glanfield Walk, Bury St. Edmunds, IP33 3XL

MOVE STRAIGHT IN! - This well-presented semi-detached bungalow occupies a lovely setting on the well served western outskirts of the town.

The property is being sold with NO UPWARD CHAIN and includes a modern kitchen/diner, a spacious sitting room and 2 good sized bedrooms. Located with views towards the River Linnet the bungalow has manageable gardens, a single garage and parking.

- Superb CHAIN FREE semi detached bungalow
- Occupying a popular and well served location
- Hall, spacious sitting room, kitchen/diner
- 2 Good sized bedrooms, shower room
- Gas fired central heating, uPVC sealed unit glazing
- Enclosed gardens, single garage and parking

Guide Price £249,950

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

01284 755526

10 Glanfield Walk, Bury St. Edmunds, IP33 3XL

General Information

The property occupies an established location on the western outskirts of the town and has views at the front towards the River Linnet. There are 2 sets of local shops nearby and a regular bus service which takes you to the town centre which is around 1½ miles away. The A14 can be easily reached giving fast access to Ipswich, Cambridge and London via the M11

The bungalow offers a comfortable level of accommodation and benefits from gas fired central heating and uPVC glazing. In our opinion, the bungalow, which has NO UPWARD CHAIN, would be perfect for those people heading towards retirement or indeed anyone looking for a lovely home in an established residential location.

The entrance hall has a built-in cupboard and access to the loft space. The spacious sitting room has a picture window overlooking the front gardens and a gas feature fireplace. The fitted kitchen includes an integrated oven and hob. There is ample appliance space and plenty of room for a dining table. Both bedrooms are of a good size and there is a modern shower room.

Outside
The gardens to the front of the bungalow are planted with a variety of mature shrubs. The fence enclosed rear gardens afford a good degree of privacy and include wide shrub borders and hard landscaping for ease of maintenance. To the rear boundary is a single garage with a side courtesy door and parking to the front.

COUNCIL TAX - BAND B

Directions
From BSE town centre proceed along Out Risbygate Street turning left at the mini roundabout onto Westley Road. Continue on this road eventually turning left onto Flemyng Road. Take the second right turning onto Maltward Avenue. The property can be found on the left-hand side.

Hallway 13'9" x 3' (4.19m x 0.91m)

Sitting Room 16'2" x 10'10" (4.93 x 3.32)

Kitchen/Diner 16'1" x 8'2" (4.92 x 2.50)

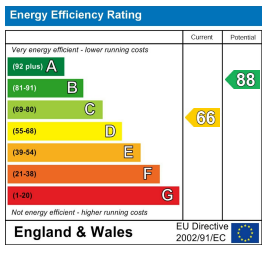
Bedroom 1 11'5" x 10'5" max (3.49 x 3.19 max)

Bedroom 2 8'6" x 8'6" (2.61 x 2.60)

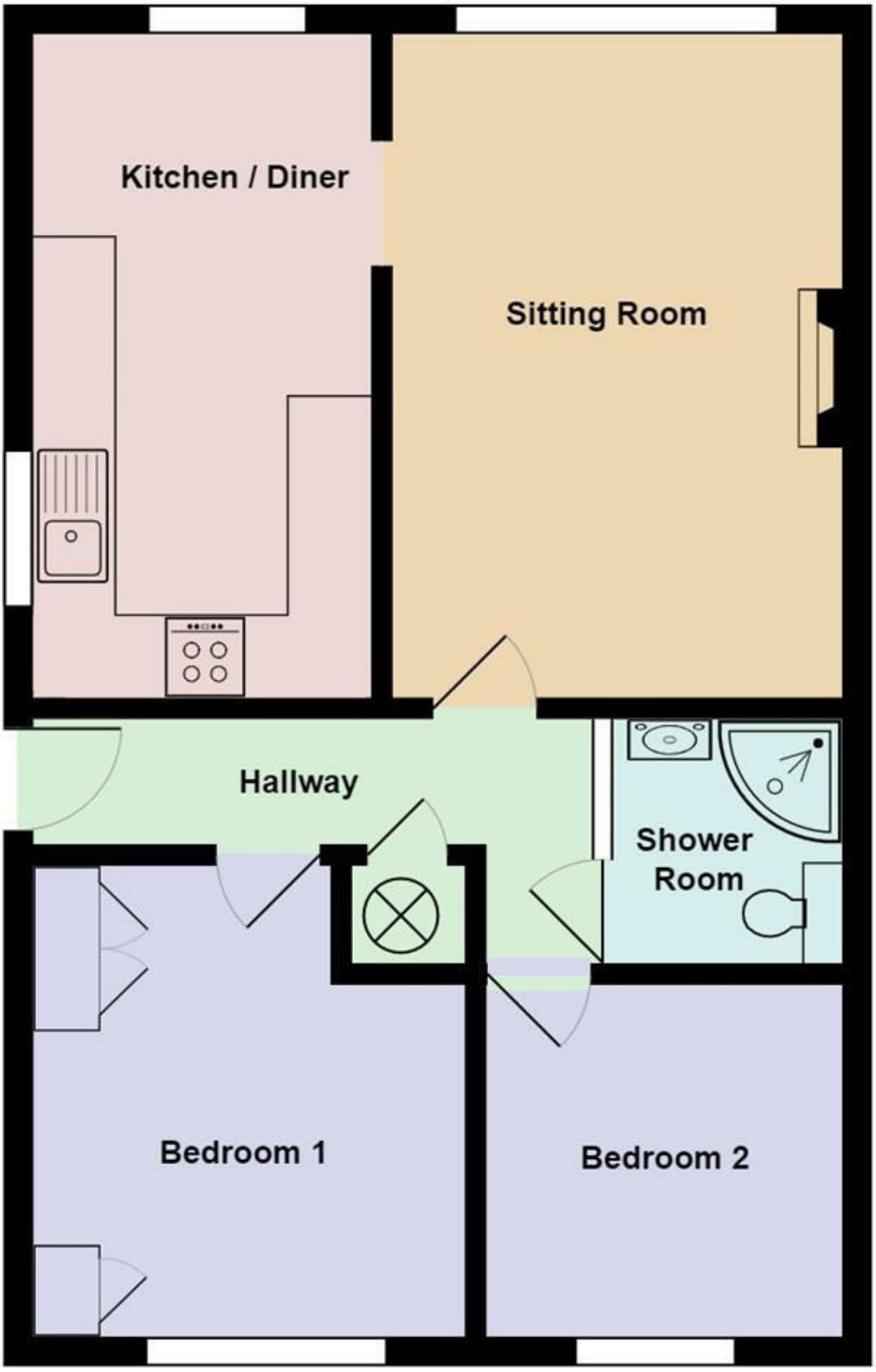
Shower Room 5'9" x 5'5" (1.77 x 1.66)

Gardens

Single Garage



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.


Kitchen / Diner
Sitting Room
Hallway
Shower Room
Bedroom 1
Bedroom 2

10 Glanfield Walk, Bury St. Edmunds, IP33 3XL