

**Mortimer &
Gausden**

INDEPENDENT ESTATE AGENTS



22 Thornton Road,
Bury St. Edmunds, IP33 2EF

Guide Price
£280,000

*A lovely homely bungalow, on
the West Side, well cared-for
and Chain-Free!*

Sometimes a truly warm and friendly home greets you upon opening the door, in our opinion, this is one such property. A much loved and well cared-for home of 14 years new to the market.

On the favoured west-side of town, with easy living all on one level.

Well maintained, and modernised, with large bright interiors and refreshed kitchen and bathroom.

The lovely gardens feature a couple of patio areas, side and rear access via gates, and an additional large grassed area fronting the pathway which could be incorporated to extend the fenced enclosed garden area, if a larger enclosed area is required.

- Modern Semi-Detached Bungalow
- Well maintained and CHAIN-FREE!
- uPVC Double Glazing, Gas Central Heating
- Lovely gardens, large patio and shed
- Garage and 2 x off road parking spaces
- Modernised kitchen and shower room
- Spacious layout, good sized rooms



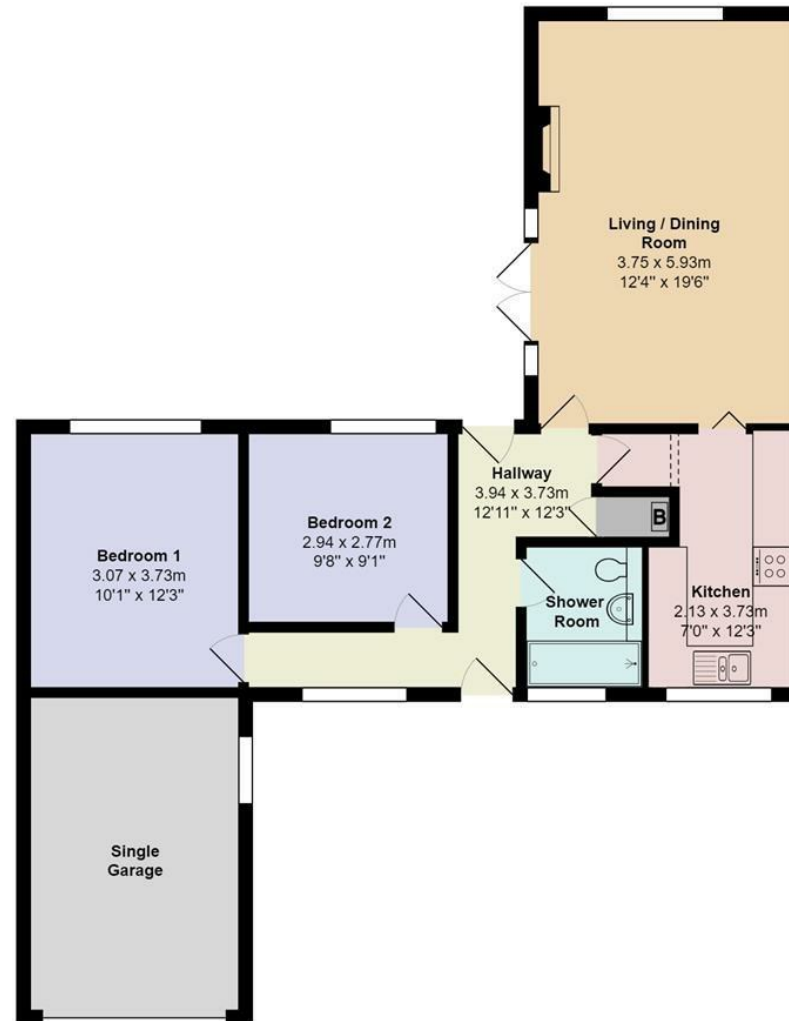
This bungalow is ready for the new owner to simply move in and enjoy. It has been lovingly decorated and modernised, and has an attractive homely feel throughout. The gardens are a stand-out feature also, beautifully maintained, clearly the owners' pride and joy. To the front is a large area with the bonus of 2 x off road parking spaces as well as the single garage, and front garden with attractive planting.

Internally all the rooms are spacious and bright, and well presented. There are two good sized bedrooms, overlooking the gardens, and a modernised shower room, and an attractive fitted kitchen to the front. The large Living/Dining room to the rear features a double aspect over the garden, with a decorative electric fireplace, and French doors to access the patio. This room is of particularly spacious and comfortable proportions.

With uPVC double glazing throughout, and gas-fired combi-boiler serving heating and hot-water will keep you snug throughout the colder months.

EPC - C
Mains Services - Gas, Electricity, Water, Sewerage
Council Tax - Band B
Broadband - Ofcom Ultrafast available - up to 1000 Mbps
Mobile Service - Ofcom (Likely) EE Three O2 Vodafone
What3words - fashion.newer.leaps





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.

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