Mortimer & Gausden

INDEPENDENT ESTATE AGENTS

34 Mayfield Road,
Bury St. Edmunds, IP33 2QT

Guide Price
£275,000

A well presented semi detached home located close to many local amenities

Whether you have been looking for a lovely home for your growing family or perhaps a well maintained property to add to your investment portfolio, this spacious semi is bound to be of interest.

The house occupies a superb location, within a short walk of a parade of shops, a primary school and the beautiful Hardwick Heath. The West Suffolk Hospital is also just a few minutes away.

The property is decorated in light neutral shades and is being sold with NO UPWARD CHAIN, it has a modern kitchen and refitted bathroom - so is ready to move straight in.

- CHAIN FREE semi detached house
- Occupying a particularly well served location
- Hall, large dual aspect sitting/dining room
- Fitted kitchen, 3 good sized bedrooms
- Modern bathroom with separate shower
- Gas fired central heating, uPVC glazing
- Enclosed gardens, single garage and parking

We were very impressed with this house and are confident you will be too.

The house has been very successfully rented out for a number of years and has a current rental value of around £1,250 PCM. It is offered for sale in good clean condition and in more detail comprises:

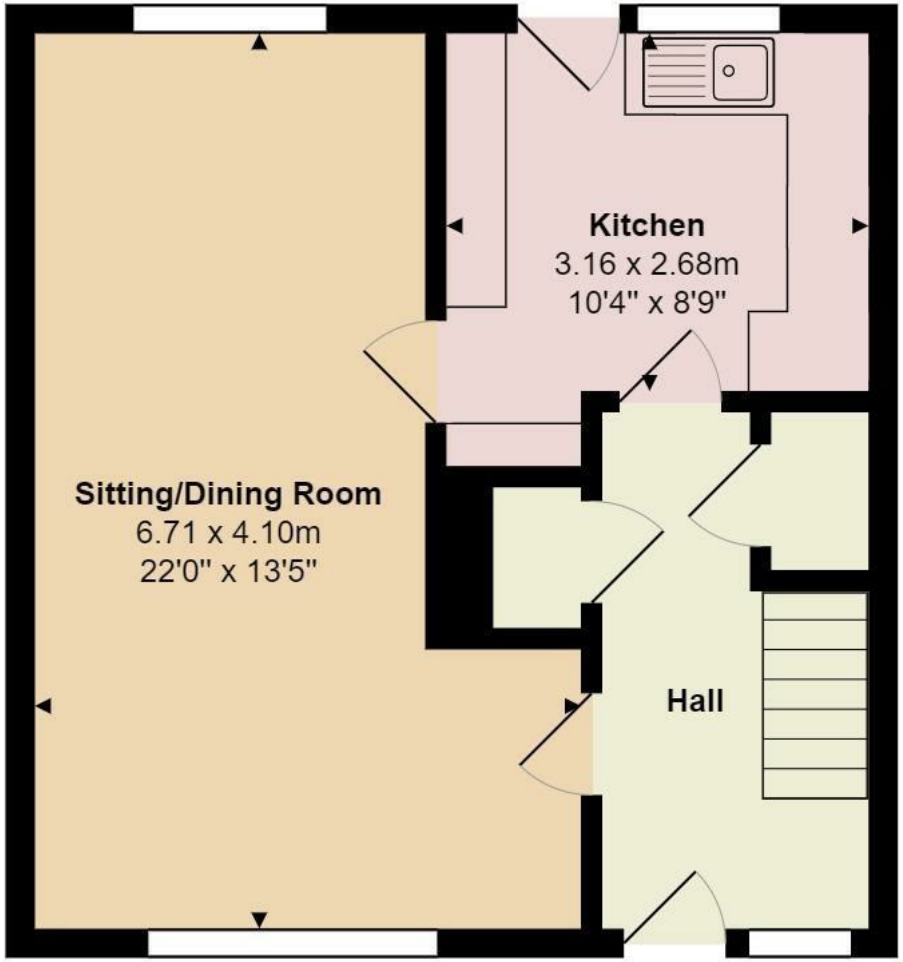
A spacious entrance hall has 2 built-in cupboards and gives access to the sitting room and kitchen. The sitting room/dining room has a dual aspect and provides lots of space for seating and a good sized dining table.

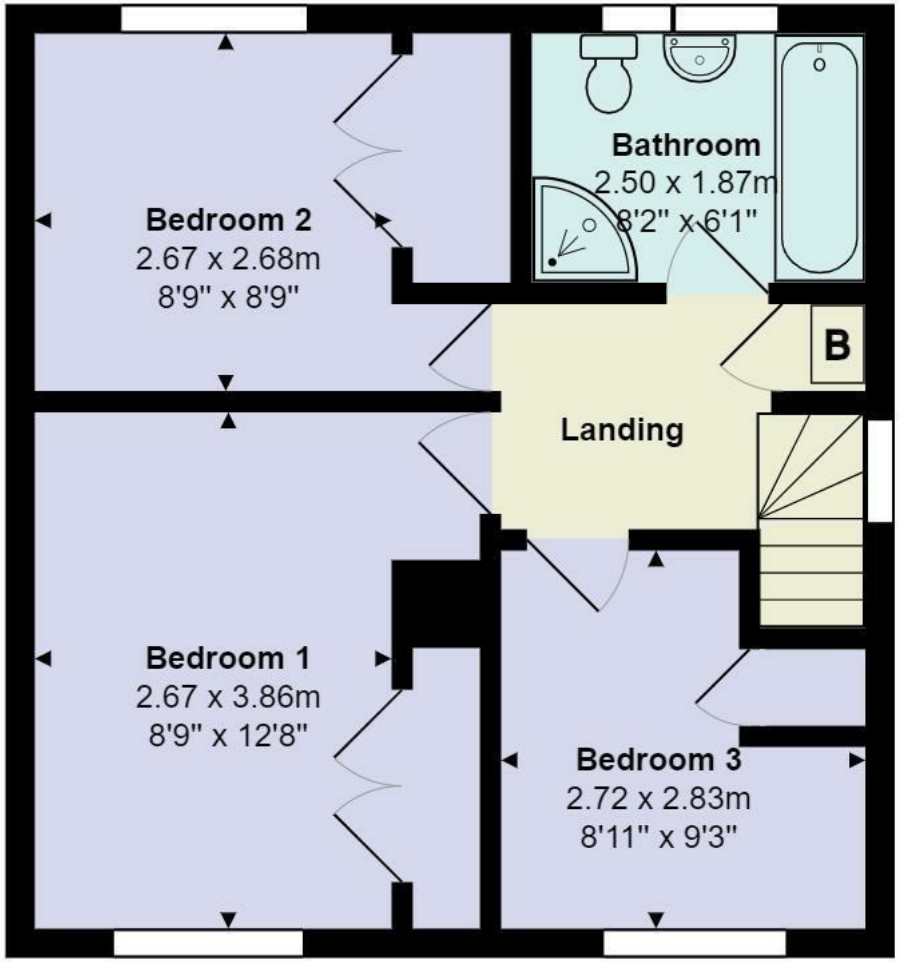
The kitchen is fitted with an extensive range of cupboards and worktop surfaces and includes an integrated oven, hob and cooker hood. There is ample appliance space and a door to the rear gardens.

On the first floor: A light and bright landing area gives access to the bathroom and all 3 bedrooms. Bedrooms 1 and 2 are comfortable double bedrooms, each with built-in wardrobes. Bedroom 3 is an L-Shaped room and is a good sized single bedroom, again with built-in storage.

Outside
The house has a pleasant outlook over a small green. A side access leads to enclosed rear gardens which are laid mainly to lawn. A gate leads to the single garage and parking area.

ENERGY PERFORMANCE RATING - C
COUNCIL TAX BAND - C





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