Mortimer & Gausden

INDEPENDENT ESTATE AGENTS

7 Wigston Road,
Bury St. Edmunds, IP33 2HE

Offers In Excess Of
£300,000

*An extended semi detached home in a popular location*

This spacious semi-detected house is located on the popular western outskirts of Bury St Edmunds and is being sold with the benefit of having NO UPWARD CHAIN.

The house, which will require some updating, is situated around 2 miles from the town centre, is on a regular bus route and is within a short walk of a parade of shops. Wigston Road is also located within a short walk of open countryside - so really has the best of both worlds.

The property has been extended to both the side and rear and includes private south-facing gardens and a single garage.

- Well located semi detached house
- Hall, sitting room, dining room
- Sun room, kitchen, utility, cloakroom
- 3 Good sized bedrooms, bathroom
- Enclosed gardens, single garage
- Gas central heating, uPVC glazing
- NO UPWARD CHAIN

If you have been searching for a spacious home in an established and well served location, this extended semi detached house is bound to be of interest.

The property has been well maintained but will require some updating, making it something of a 'blank canvas'. Having said this, the property does have uPVC sealed unit glazing and gas fired central heating, with the boiler having been recently replaced - so any improvements required would be purely cosmetic.

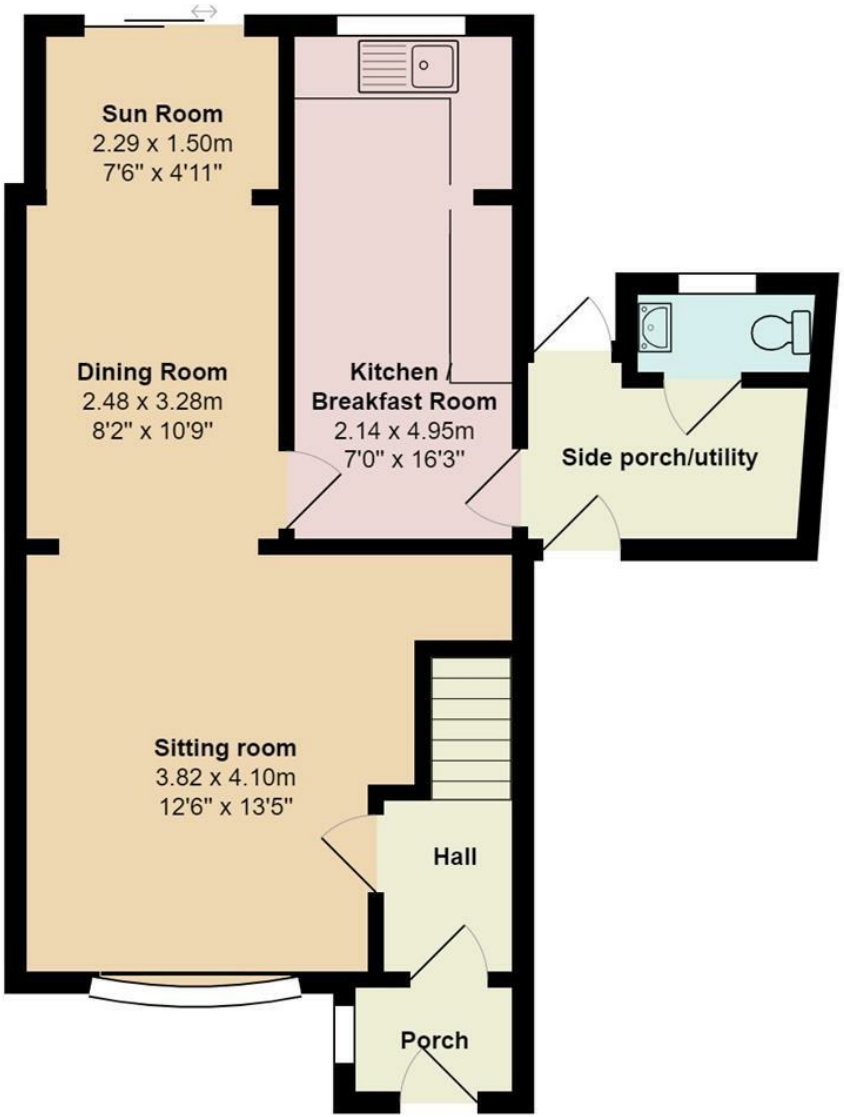
On the ground floor: An entrance porch and hallway lead into the spacious sitting room. The dining room is open plan and leads into the small sunroom area which has patio doors leading into the gardens.

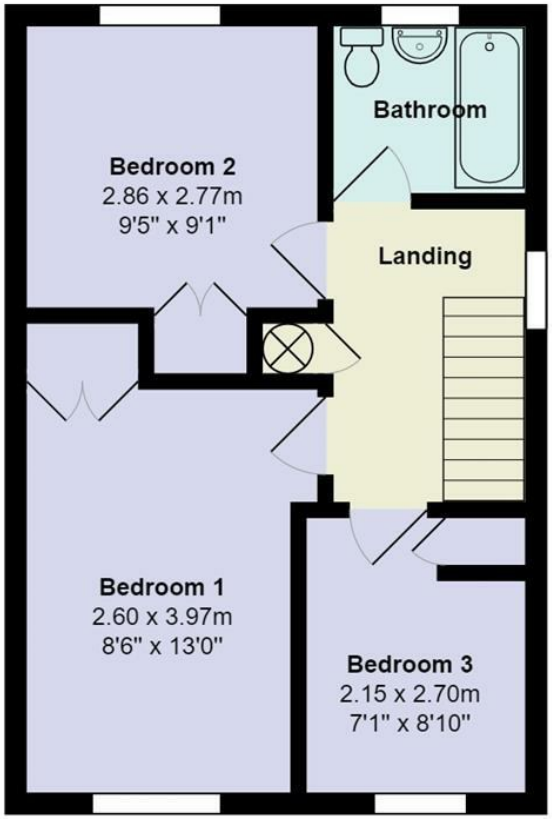
The kitchen includes the recently installed gas boiler and a fitted water softener. There is ample space for a breakfast table and a side door leading into the side porch with utility space and a cloakroom

On the first floor: The light and bright landing area gives access to all 3 bedrooms and the family bathroom.

Outside
The small front gardens have been hard landscaped for ease of maintenance. The rear gardens enjoy a sunny aspect and are fully enclosed, affording a good degree of privacy and seclusion. To the rear boundary is a single garage with a side courtesy door.

COUNCIL TAX - BAND C
ENERGY PERFORMANCE RATING - D




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