Mortimer & Gausden
INDEPENDENT ESTATE AGENTS

9 Glastonbury Road, Bury St. Edmunds, Suffolk, IP33 2EX

FANTASTIC OPPORTUNITY - This spacious detached house, with an annexe, is located on the western outskirts of the town and provides well-proportioned accommodation and great potential to become a superb family home.

The house, which requires elements of updating, is set within a good-sized plot and is being sold with the benefit of having NO UPWARD CHAIN. Early viewing is highly recommended due to the popularity of the location.

- Generously proportioned detached family home
- Occupying a well served and sought after location
- Reception hall, 3 reception rooms, kitchen, cloakroom
- Annexe sitting room, bedroom and ensuite wet room
- 4 first floor bedrooms and family bathroom
- Gas central heating, good sized plot, tandem garage

Guide Price £435,000

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General Information

Located on the favoured western edge of Bury St Edmunds, the property is well located with access to an excellent range of local amenities including, schooling for all ages, local shops, post office and the Bannatyne Health Club. The town centre is around 1½ miles away and can be easily reached by foot, car, cycleway or by regular bus service. The A14 is not far away and provides fast access to Ipswich, Cambridge and London/Stansted Airport via the A11/M11.

As can be seen from the floor plan, the ground floor offers a particularly versatile range of accommodation, comprising, a large porch, reception hall with cloakroom, kitchen, sitting room, separate dining room and study. An extension to the rear has been added to create an annexe, which features a good-sized sitting room, bedroom and ensuite wet room.

On the first floor, bedroom 1 is over 21 feet long and certainly has the potential to create an ensuite. The remaining 3 bedrooms are of a good size and with the exception of bedroom 4, all have built-in storage. There is also a family bathroom.

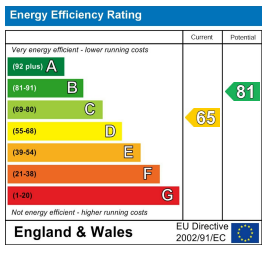
The property benefits from gas fired central heating serving radiators.

If you have been looking for a property you can really put your 'own stamp on' this CHAIN FREE home might be ideal. Situated close to the open countryside and yet with good access to the town centre and local schools, properties in this area are rarely available for long!

Directions
From Bury St. Edmunds town centre proceed along Westgate Street, crossing the roundabout with Parkway into Out Westgate. Continue over the traffic lights into Horringer Road. Turn right, just before leaving Bury St. Edmunds, into Glastonbury Road, follow the road for a short distance and the property will be seen on the left, as marked by our for sale board.

Entrance porch 16'1 x 6'7 (4.90m x 2.01m)
Reception Hall
WC
Study 10'2 x 7'4 (3.10m x 2.24m)
Sitting Room 17'4 x 10'10 (5.28m x 3.30m)
Dining Room 11'5 x 10'11 (3.48m x 3.33m)
Kitchen 10'2 x 8'1 (3.10m x 2.46m)
Annexe Sitting Room 14'3 x 11'11 (4.34m x 3.63m)
Annexe Bedroom 10'x 7'4 max overall (3.05mx 2.24m max overall)
Ensuite Wet Room 8'2 x 5'7 (2.49m x 1.70m)
First Floor Landing
Bedroom 1 21'11 x 8'11 max overall (6.68m x 2.72m max overall)
Bedroom 2 11'4 x 10'11 (3.45m x 3.33m)
Bedroom 3 11'4 x 6'5 (3.45m x 1.96m)
Bedroom 4 10'2 x 7'5 (3.10m x 2.26m)
Bathroom 6'10 x 5'7 (2.08m x 1.70m)

Tandem Garage 31'10 x 8'6 (9.70m x 2.59m)



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.

Bedroom 1
Bedroom 3
Bedroom 2
Landing
Bathroom
Bedroom 4
Annexe
Sitting Room
Annexe Bedroom
Wetroom
Dining Room
Sitting Room
Cupboard
Reception Hall
Kitchen
WC
Study
Porch

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