Mortimer & Gausden
INDEPENDENT ESTATE AGENTS

30 Dorchester Road, Bury St Edmunds, Suffolk, IP33 2HL

IDEAL FAMILY LIVING – This spacious semi detached house is located on the popular Western outskirts of the town, close to a parade of shops and schools.

The property, which has NO ONWARD CHAIN, includes 2 separate reception rooms, enclosed gardens and a single garage. Whilst the house is a little dated in places, it has been well maintained and has the makings of a wonderful family home.

- CHAIN FREE semi detached house in popular location
- Porch, spacious sitting room, garden room
- Dining Room, kitchen, rear lobby/utility area, cloakroom
- 3 Good sized bedrooms, family bathroom
- Gas central heating, uPVC sealed unit glazing
- Enclosed gardens, single garage and parking

Offers In Excess Of £255,000

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

01284 755526

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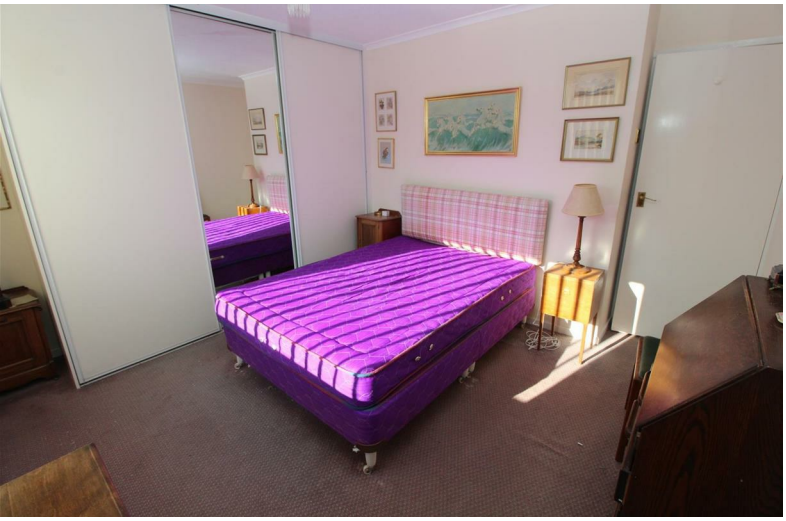


General Information

The property occupies a pleasant setting within an established and popular residential area on the western outskirts of the town. There is a parade of local shops within walking distance and the house is near a regular bus route. The town centre is around 1½ miles away and provides an excellent range of educational, recreational and shopping facilities.

Whether you are looking for your first home, something for your growing family or perhaps an addition to your investment portfolio, this spacious semi detached home is bound to be of interest.

The house, which benefits from uPVC sealed unit glazing and gas-fired central heating has been well maintained but is now perhaps ready for a little cosmetic updating, making it perfect for anyone wanting to put their 'own stamp' on a property whilst increasing its value.

On the ground floor: An extended entrance hallway gives access to the sitting room and separate dining room. The sitting room is of a very good size and includes a feature fireplace and glazed doors which open up into the garden room. The kitchen includes a built-in oven and fitted hob. There is ample appliance space and a cupboard housing a modern gas-fired boiler. Leading off the kitchen is a rear lobby with further cupboards, a door to the garden and a door to the cloakroom.

On the first floor: The spacious landing area gives access to all 3 bedrooms and the family bathroom. Bedroom 1 includes a range of fitted wardrobes and a built-in cupboard. Bedroom 2 is another good sized double room, again with a built-in cupboard/wardrobe.

Outside
To the front of the house is a lawned garden planted with flowers and shrubs. There is a block paved driveway providing parking and a single garage. A side pedestrian access leads to the enclosed rear gardens which include a timber garden shed, lawn, patio, pergola and ornamental pond.

Agents note. Although the property is CHAIN FREE, it is a probate sale and probate has yet to be granted.

COUNCIL TAX - BAND C

Directions
From the town centre proceed along Westgate Street crossing over the roundabout into Out Westgate. Continue straight over the traffic lights into Horringer Road. Just before leaving the town turn right into Glastonbury Road. Continue past the school and parade of shops, taking the next right hand turning into Abbotsbury Road. Take the 4th lefthand turning into Dorchester Road when the house will be seen immediately on the right, marked by our for sale board.

Entrance Hall

Sitting Room 17'6 x 10'8 (5.33m x 3.25m)

Garden Room 10'0 x 6'4 (3.05m x 1.93m)

Dining Room 12'2 x 9'5 (3.71m x 2.87m)

Kitchen 15'10 max x 7'5 (4.83m max x 2.26m)

Rear Lobby

Cloakroom

First Floor

Bedroom 1 12'2 max x 10'6 (3.71m max x 3.20m)

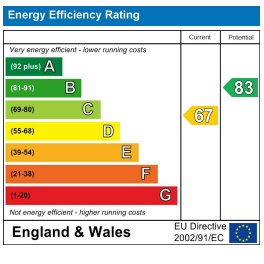
Bedroom 2 10'9 x 9'6 (3.28m x 2.90m)

Bedroom 3 7'8 x 7'2 (2.34m x 2.18m)

Bathroom 9'2 x 6'1 (2.79m x 1.85m)

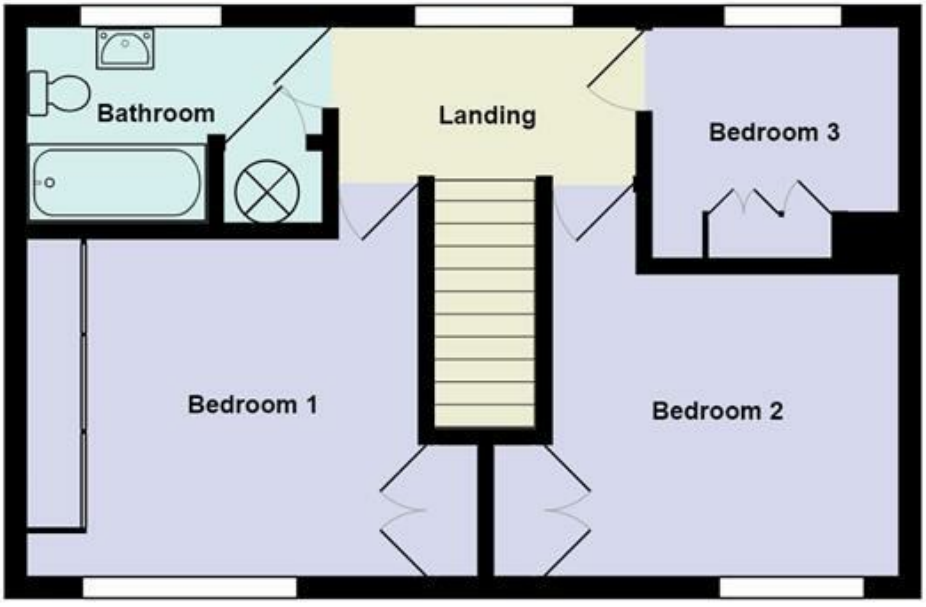
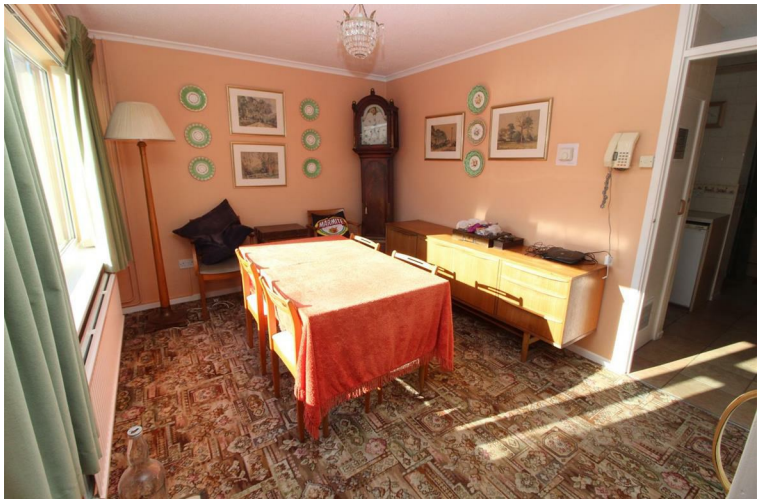
Garage

Gardens



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.

Utility
/Lobby
Garden Room
Kitchen
B
Sitting Room
Dining Room
Hall


Bathroom
Landing
Bedroom 3
Bedroom 1
Bedroom 2

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