Mortimer & Gausden
INDEPENDENT ESTATE AGENTS

16 Albemarle Road, Bury St. Edmunds, Suffolk, IP33 3QS

FEELS LIKE HOME – This extended detached bungalow occupies a superb location on the favoured western outskirts of the town.

Whether you are looking for a bungalow for your retirement years or perhaps something you can further extend and add value to, this lovely bungalow is bound to be of interest. The property is being sold with the benefit of having NO UPWARD CHAIN and includes a single garage and ample parking.

- Extended detached bungalow in a sought after location
- Set in attractively presented gardens
- Hall, sitting room, garden room, fitted kitchen
- 3 Bedrooms, bathroom, shower room
- Single garage, parking. Gas fired central heating
- NO UPWARD CHAIN

Guide Price £425,000

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General Information

The property occupies an established setting on the popular western outskirts of the town. This area is particularly well served and includes a parade of shops, a recreation area and a regular bus service. Open countryside is within easy reach and the town centre is around 1.5 miles away. Bury St. Edmunds offers an excellent range of educational, recreational and shopping facilities. The A14 provides a fast route to Ipswich, Cambridge and London (via the M11)

If you have been looking for a bungalow in a lovely location which offers good-sized bedrooms and lots of reception space, this property is a 'must see'. Whilst the bungalow has been well maintained it is perhaps a little dated in places making it something of a 'blank canvas' and perfect for anyone wanting to put their own ideas into a property whilst significantly adding to its value.

The accommodation has a bright and airy feel and includes 2 double bedrooms and 1 single room which would be perfect as a study. The kitchen has various fitted appliances including an oven, hob, dishwasher and fridge freezer. A notable feature of the bungalow is the spacious sitting room which opens up into the garden room. The garden room could easily be used as a dining room and has lovely views over the superb rear gardens.

The property is being sold with the benefit of having NO UPWARD CHAIN and served by gas fired central heating.

Outside
The gardens to the front of the bungalow have been mostly hard landscaped to provide ample parking and access to the long single garage. A side pedestrian access leads to the attractively landscaped rear gardens which enjoy a sunny aspect and afford an excellent degree of privacy and seclusion. The gardens are of a generous size and are planted with a wide variety of mature shrubs and trees.

COUNCIL TAX - BAND D

Directions
From the town centre proceed along Queens Road, crossing over the crossroads with West Road into Westbury Avenue. Follow the road round into Cadogan Road. On reaching the parade of shops turn left into Albemarle Road, Continue straight on when the bungalow will be seen on the righthand side as marked by our for sale board.

Entrance Porch

Entrance Hall

Sitting Room 15'0 x 11'0 (4.57m x 3.35m)

Garden/Dining Room 13'1 x 9'8 (3.99m x 2.95m)

Kitchen 11'8 x 11'0 (3.56m x 3.35m)

Bedroom 1 14'0 max x 11'0 (4.27m max x 3.35m)

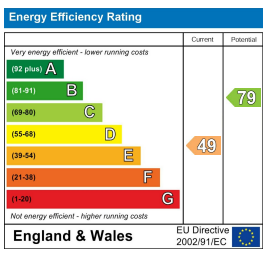
Bedroom 2 11'0 x 8'11 (3.35m x 2.72m)

Bedroom 3 8'5 x 8'0 (2.57m x 2.44m)

Bathroom

Shower Room

Garage 20'0 x 8'3 (6.10m x 2.51m)



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.

Garden/ Dining Room
Sitting Room
Bedroom 3
Bedroom 1
Garage
Hall
Kitchen
Bedroom 2
B
Open Porch

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