Mortimer & Gausden

INDEPENDENT ESTATE AGENTS

24 Abbot Road,
Bury St. Edmunds, IP33 3UB

Guide Price
£350,000

This super semi offers lots of space and great potential

Understood to have been built in 1939, this extended semi-detached home offers lots of accommodation making it perfect for family living.

The property has very generous sized rear gardens, so it is ideal for anyone with 'green fingers' or indeed those people with children who would love having lots of space to explore and play in.

In our opinion, the house lends itself to considerable further extension - if desired and subject of course to consent.

So, whether you are looking for a home for your growing family or simply a property in a great location with large gardens, this CHAIN FREE semi detached home could be perfect.

- Extended semi detached home
- Occupying a popular location
- Set in very large gardens
- Spacious sitting room, dining room
- Kitchen/breakfast room, utility
- 3 Double bedrooms, shower room
- NO UPWARD CHAIN

Although a little dated in places, the house has been very well maintained and benefits from gas-fired central heating and uPVC-sealed unit glazing.

In brief, the accommodation comprises:

The entrance hall gives access to the kitchen, sitting room and shower room. The sitting room is of a very comfortable size and includes a feature fireplace and built-in storage. A glazed door leads into the separate dining room which has French doors leading out to the gardens.

The kitchen/breakfast room is perhaps ready for some updating but is another good sized room with plenty of cupboards and space for a breakfast table. A door leads into the rear porch/utility room which has a wall mounted gas fired boiler.

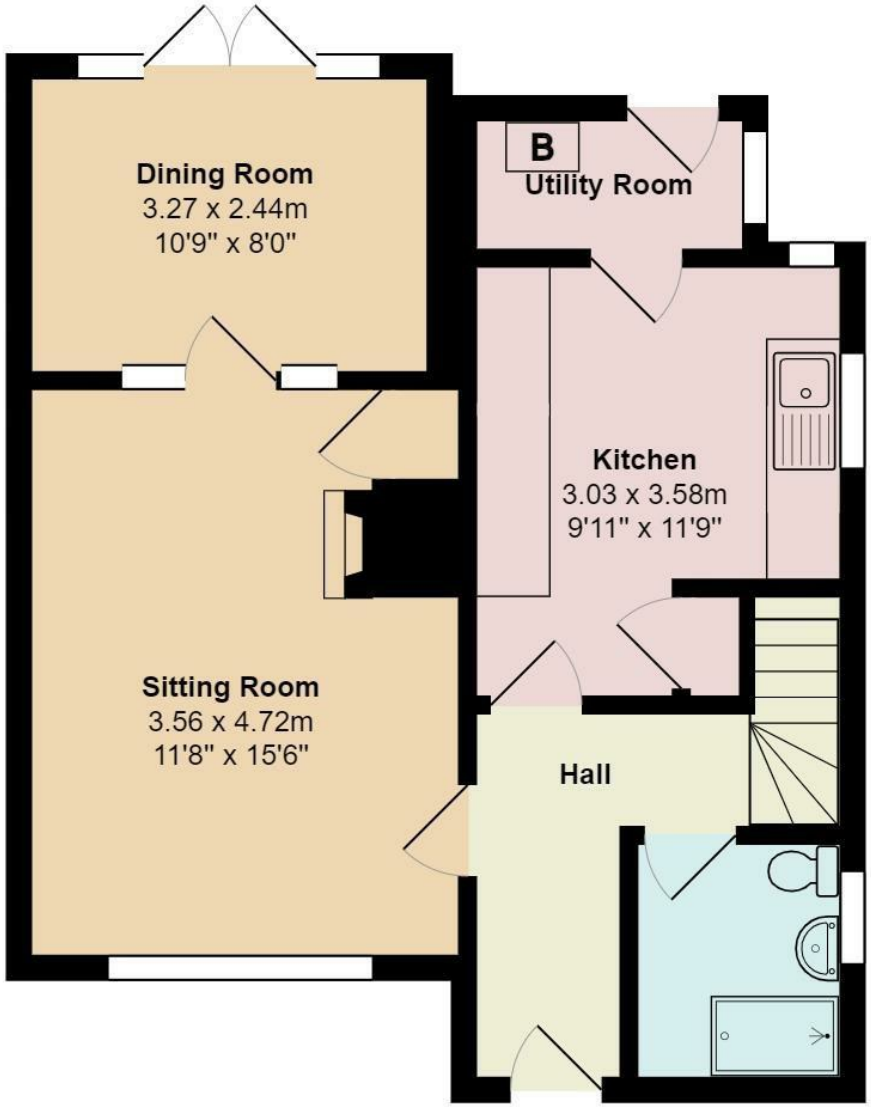
On the first floor: A small landing area leads to all 3 bedrooms. Bedroom 1 is an excellent size and enjoys a dual aspect. Bedrooms 2 and 3 are both comfortable double rooms.

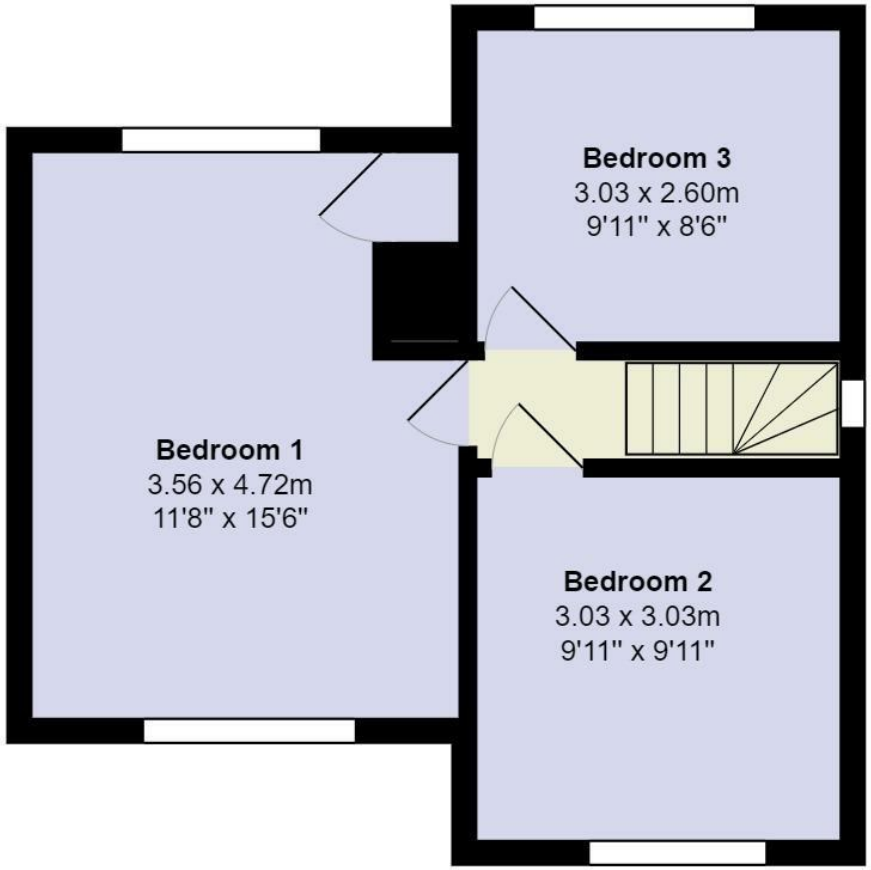
Outside
The property occupies a slightly elevated position and is set back from the road with attractive front gardens. A driveway provides ample parking and leads up to a prefabricated garage.

The rear gardens are thought to be around 100ft in length and include a shed, greenhouse and a productive vegetable plot. The gardens afford an excellent degree of privacy and seclusion and are planted with a wide variety of shrubs and trees.

The gardens include an area of lawn and a large patio - providing the perfect place to relax or entertain.

COUNCIL TAX - BAND C
ENERGY PERFORMANCE RATING - C
COUNCIL - West Suffolk
SERVICES - All main services connected
BROADBAND - Ofcom states Ultrafast broadband is available
Mobile - Ofcom states all mobile phone providers are likely
WHAT3WORDS - ///enclosing.angel.taxpayers





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