THE
Mortimer
& Gausden
PARTNERSHIP

16 Castle Road,
Bury St. Edmunds, IP33 3NL

Guide Price
£345,000

An attractively presented semi-detached house in an excellent town setting

Located just off the town centre and tucked away towards the end of a no-through road, this attractive semi-detached home occupies a particularly convenient and well-regarded position, within just a few minutes' walking distance of the town centre and its many amenities.

Thought to have been built in 1935, the house is offered for sale in good condition, retaining many original features including original doors, floorboards, picture rails and fittings, whilst still providing scope for buyers to add their own ideas while enhancing its value.

The well-planned accommodation includes a bay-fronted sitting room with a feature fireplace, together with a spacious kitchen/dining room that works especially well for day-to-day living and entertaining.

The house, which is CHAIN FREE, has established south-facing gardens which enjoy a good degree of privacy and seclusion, and have the unusual addition of an air raid shelter!

- Attractive bay fronted semi detached home
- Located just minutes from the town centre
- Set in large south facing established gardens
- Hall, large sitting room, spacious kitchen/diner
- 3 Good sized bedrooms, family bathroom
- Gas fired central heating, uPVC glazing
- NO UPWARD CHAIN
- Early viewing highly recommended

The property, which retains a number of attractive original features, benefits from gas-fired central heating and UPVC sealed unit glazing, and in more detail comprises:

On the ground floor:
An open porch leads into the spacious entrance hall, which includes an understair storage cupboard. The sitting room is located at the front of the house and is a lovely bay-fronted reception room with a fireplace and original picture rails.

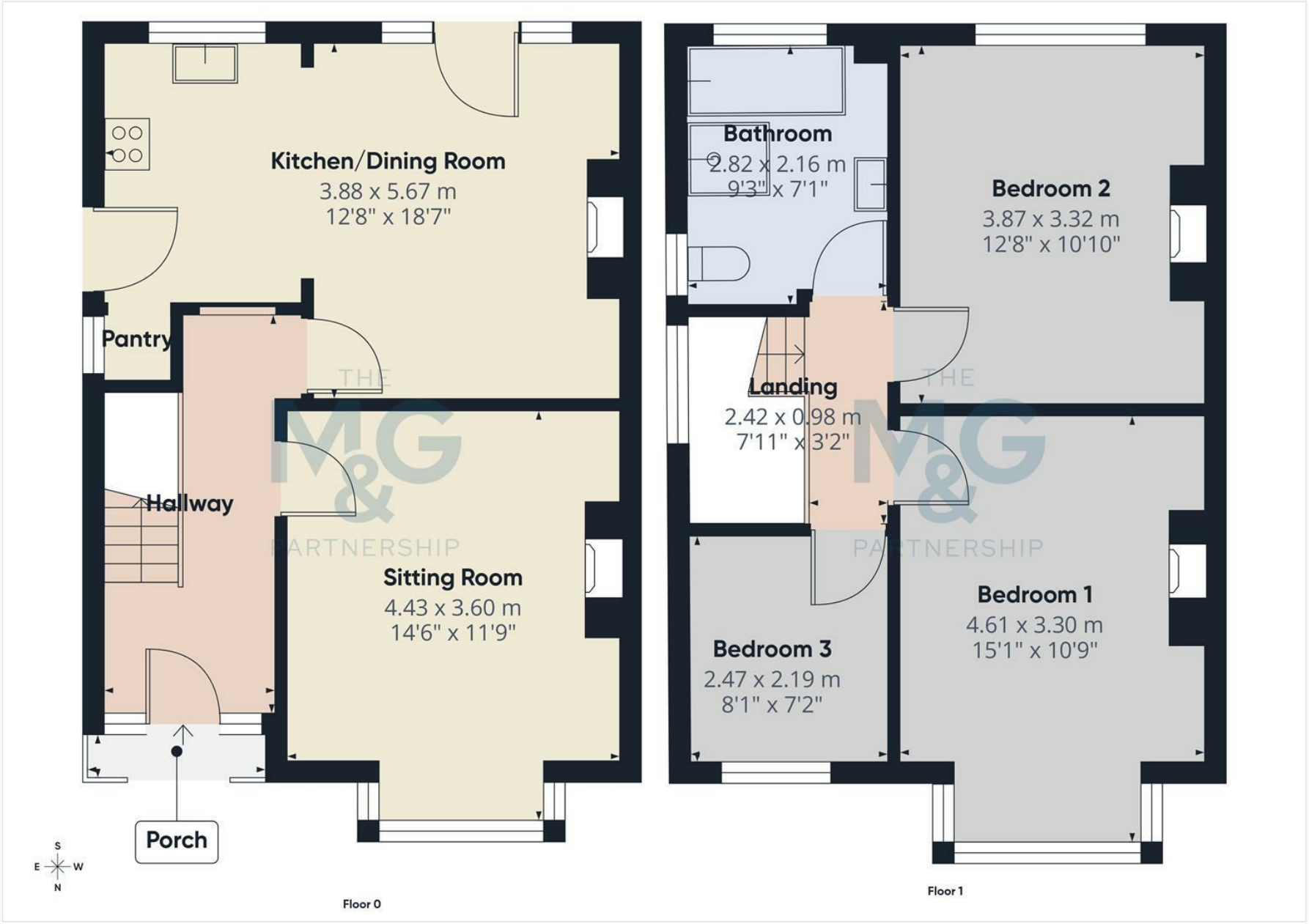
To the rear is the kitchen/dining room, a spacious room created by combining what were originally two separate rooms, now providing an excellent space for both cooking and entertaining. The kitchen includes ample cupboard space, a breakfast bar, a useful pantry cupboard and a door leading to the outside. The dining area provides ample space for a good-sized table and has what is thought to be an original fireplace/small cooking range. There is a further door to the rear garden.

On the first floor:
The light and bright landing gives access to the bedrooms and the family bathroom. Bedrooms 1 and 2 are both very good-sized double rooms, each with an original fireplace and built-in wardrobes. The bathroom includes both a shower and a roll-top bath.

Outside
The property is set back from the road behind mature hedging. A side access leads to the rear garden, which is enclosed and of a good size, enjoying a sunny south-facing aspect and affording a very good degree of privacy and seclusion. The gardens are well established and include a large lawn, a variety of mature shrubs, a decking area and the added unusual feature of an air raid shelter.

Parking is currently on the road as Castle Road is part of the town's permit parking scheme. Neighbouring properties have made their front gardens into off-road parking areas.

COUNCIL TAX -BAND C
ENERGY PERFORMANCE RATING - C
COUNCIL - West Suffolk
SERVICES - Mains water, gas, electricity and drainage.
BROADBAND -Ofcom states ultrafast is available
Mobile - Ofcom states all mobile providers are likely.
WHAT3WORDS ///dizzy.sleepy.mainly



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