Mortimer & Gausden

INDEPENDENT ESTATE AGENTS

13 The Downs, Rougham,
Bury St. Edmunds, IP30 9JQ

Guide Price
£280,000

A spacious semi detached home with far reaching views

If you love the idea of waking up to countryside views, but still want to be within easy reach of all amenities and the market town of Bury St. Edmunds, this CHAIN-FREE home could be ideal.

Occupying a 'tucked-away' village setting, the property has been well maintained and thoughtfully improved, yet still provides potential for some updating, giving buyers the opportunity to really make this lovely house their own.

The property offers a good level of well-proportioned accommodation, including 2 separate reception rooms, a conservatory and 3 bedrooms.

Set in attractive gardens with ample parking available and 2 useful outbuildings, this super semi is well worth an early internal viewing.

- CHAIN FREE semi detached house
- Occupying a pleasant village location
- Hall, fitted kitchen, dining room
- Spacious sitting room, conservatory
- 3 Good sized bedrooms , bathroom
- Established gardens with open views
- Gas fired central heating, uPVC glazing

In more detail, the accommodation comprises:

The entrance gives access to the sitting room and kitchen. There is a staircase to the first floor and an under-stairs storage area. The sitting room has a feature fireplace, a connecting door to the dining room and a door leading into the conservatory. The conservatory is a lovely room to relax and enjoy the views of the gardens and fields beyond.

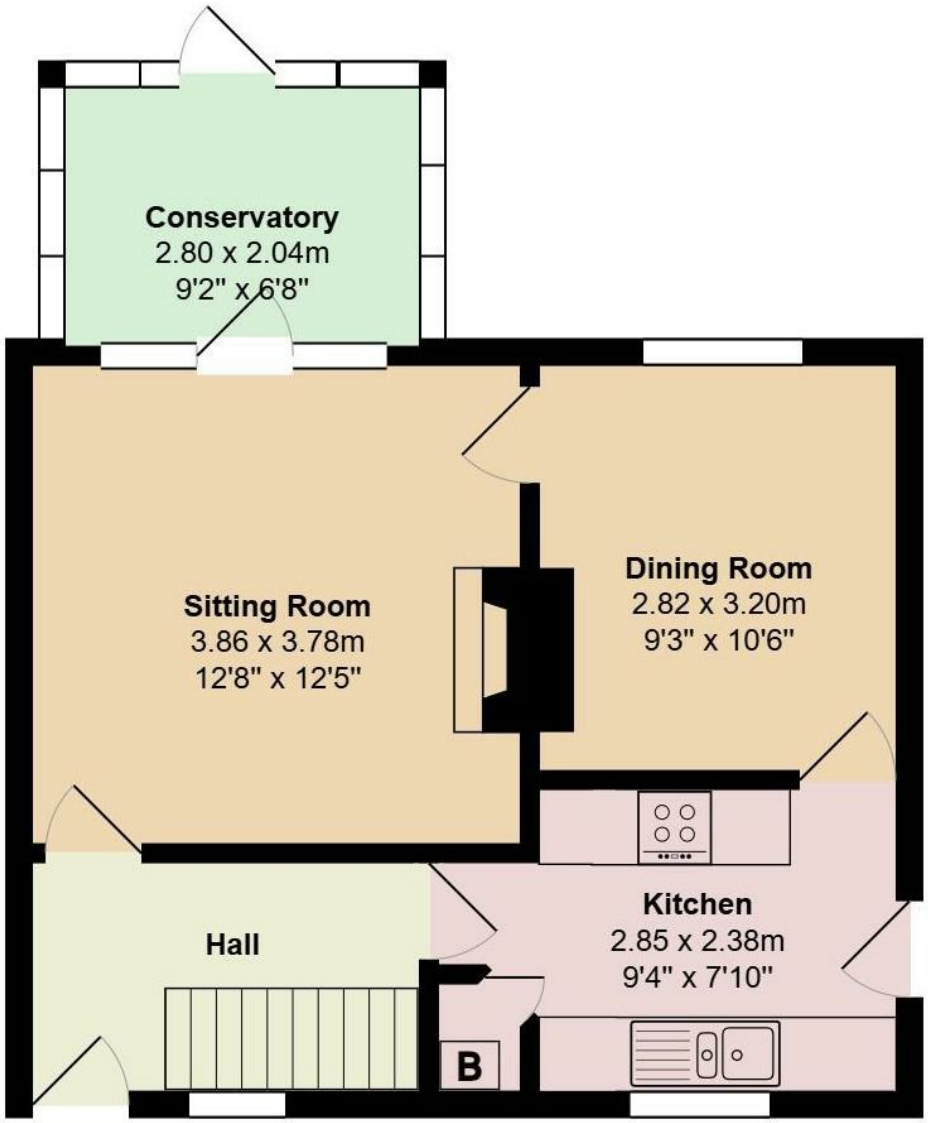
The dining room overlooks the rear gardens and has a door leading back into the kitchen. These 2 rooms could potentially be opened into a larger kitchen/dining space if preferred. The kitchen has a range of cupboards, worktop surfaces and appliance space. A cupboard houses the modern gas-fired boiler serving the central heating.

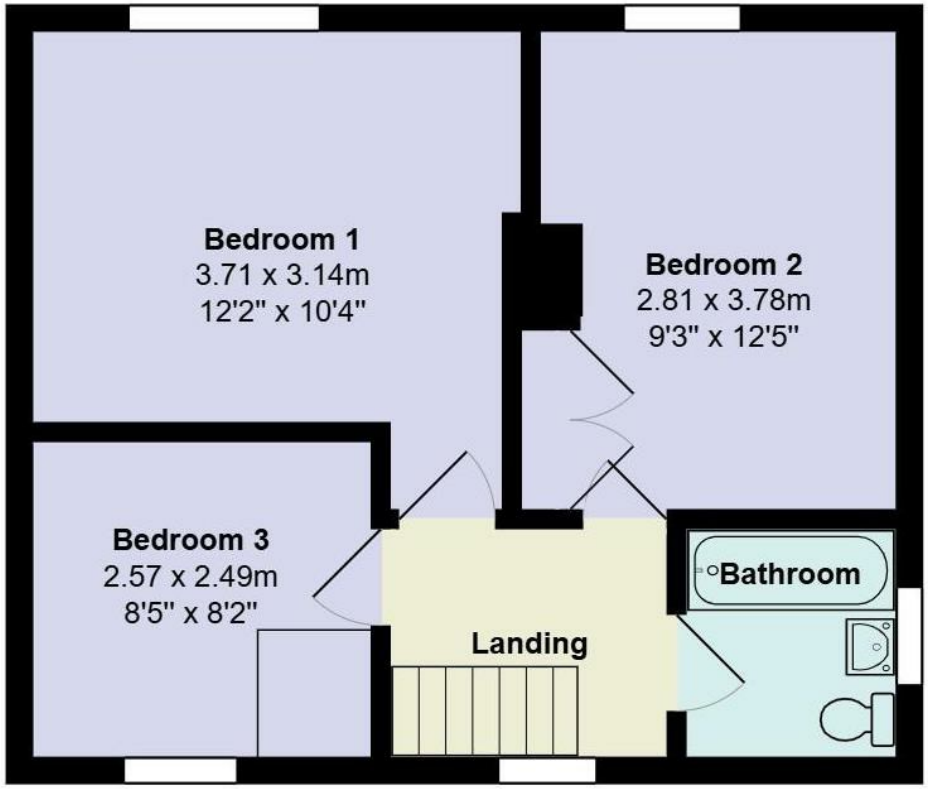
On the first floor:
The landing gives access to 3 good-sized bedrooms and the family bathroom.

Outside
The gardens to the front of the house are of a very generous size and are laid mainly to lawn with planted borders. Ample parking is available within a parking bay and on an area of communal ground opposite the garden.

The fence-enclosed rear gardens are again laid to lawn and include 2 useful outbuildings.

COUNCIL TAX -BAND B
ENERGY PERFORMANCE RATING - C
COUNCIL - West Suffolk
SERVICES - Mains water, gas, electricity and drainage.
BROADBAND -Currently being upgraded
Mobile - Ofcom states all mobile providers are likely.
WHAT3WORDS ///surgical.asteroid.limits





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 fittings. 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 website, please contact our offices immediately.

mail@mortimerandgausden.co.uk
www.mortimerandgausden.co.uk
7 Langton Place, Bury St. Edmunds, Suffolk. IP33 1NE
01284 755526