Mortimer & Gausden
INDEPENDENT ESTATE AGENTS

## , 5 Gedge Close,
## Bury St. Edmunds, Suffolk, IP33 2HD

Offered for sale CHAIN FREE, this detached bungalow occupies a pleasant cul de sac position on the western outskirts of the town.

The property, which will require updating, is situated on a regular bus route and close to a range of local amenities including a parade of shops. If you are looking to put your own stamp on your forever home, this property offers much potential for extension (subject to any necessary planning consent) and is certainly worth viewing.

- Well located detached bungalow
- 2 bedrooms, good sized lounge/dining room
- Gas central heating, Upvc glazing, solar panels
- Off road parking, 100 foot rear gardens
- Much potential, NO UPWARD CHAIN

## Guide Price £300,000

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

01284 755526

# 5 Gedge Close, Bury St. Edmunds, Suffolk, IP33 2HD

## General Information

The bungalow occupies an excellent and particularly well served location, close to local shops which include, newsagents, mini market, hairdressers, fish & chip shop and bakery. There is a regular bus service, with a bus stop close by, into the town centre which is around 1½ miles away offering an extensive range of educational, recreational and shopping facilities. For those who enjoy walking and nature, the open countryside is also just a short walk away.

As previously mentioned, the bungalow is offered for sale CHAIN FREE and will require some updating and improvement, although it does already benefit from gas fired central heating and Upvc sealed unit glazing. There is also the further benefit of solar panels.

The entrance hall gives access to the 2 bedrooms, shower room and lounge/dining room. The kitchen is set off the Lounge/dining room.

The property would be ideal for anyone looking for a "blank canvas" to put their own stamp on and there is certainly scope to extend (subject to any necessary planning/building regs). As properties of this nature are in high demand, early viewing is highly recommended.

Outside
The front garden has been landscaped for ease of maintenance and provides good off-road parking. A driveway provides access to the side of the bungalow and to the timber carport. The fence/hedge enclosed rear gardens are one of the larger plots in the area measuring approximately 100ft long by 34ft wide and are laid predominately to lawn. A patio adjoins the rear of the bungalow and there are several timber sheds and a timber lean-to.

Directions
From the town centre proceed along Westgate Street crossing over the roundabouts 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, turning next left into Wigston Road. Take the next right hand turning into Gedge Close when the property will be seen on the left marked by our for sale board.

### Hall

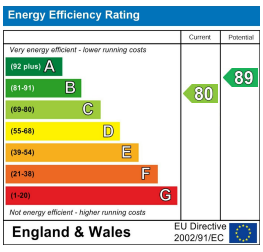
### Lounge/Dining Room 19'5 max 11'1 min x 16'3 max 11'8 min (5.92m max 3.38m min x 4.95m max 3.56m min)

### Kitchen 8'1 x 7'0 (2.46m x 2.13m)

### Bedroom 1 11'7 x 10'7 max overall (3.53m x 3.23m max overall)

### Bedroom 2 8'7 x 8'6 (2.62m x 2.59m)

### Shower Room 5'11 x 5'6 (1.80m x 1.68m)

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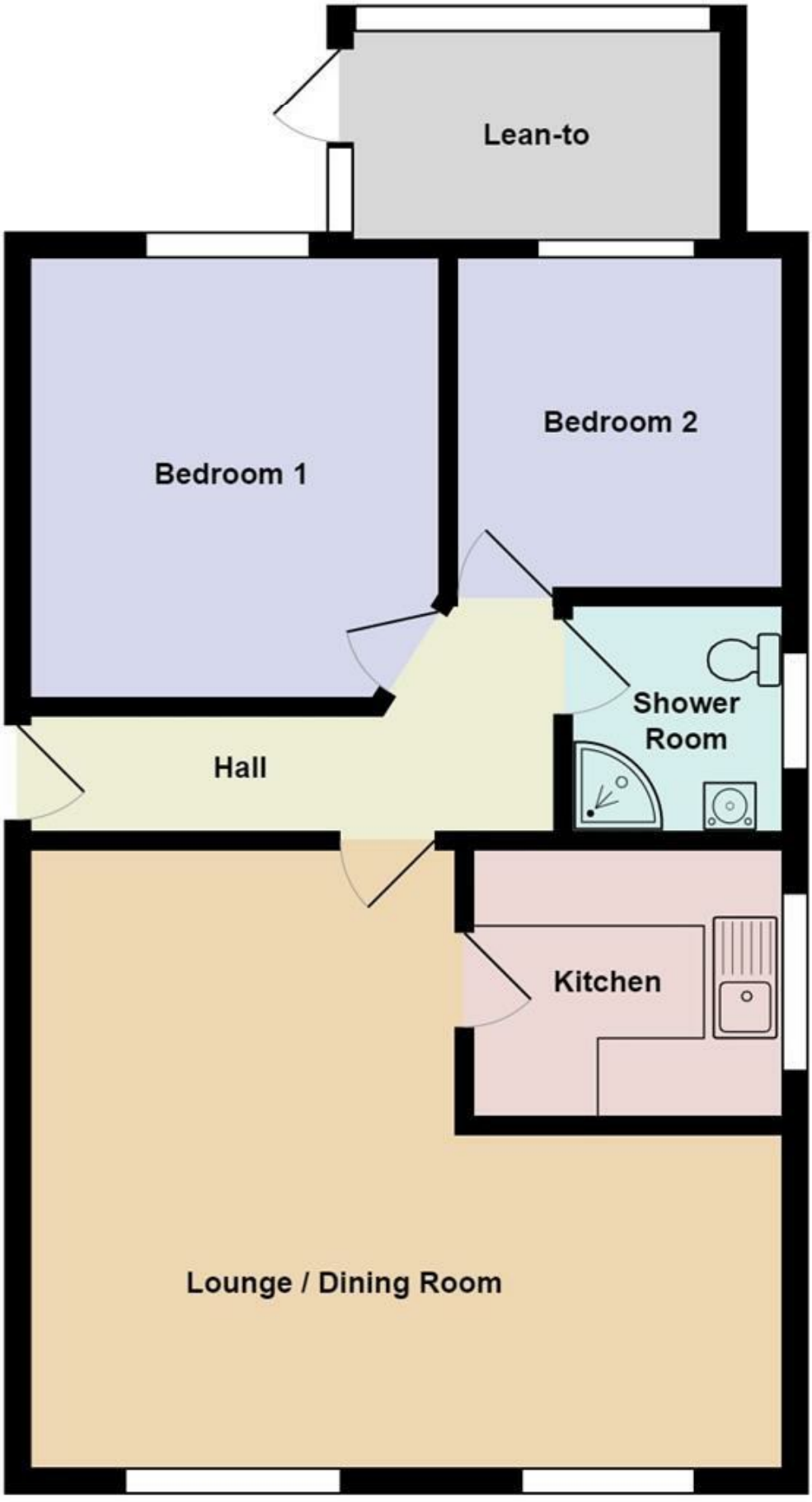
Lean-to
Bedroom 1
Bedroom 2
Shower Room
Hall
Kitchen
Lounge / Dining Room

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