

THE  
**Mortimer  
& Gausden**  
PARTNERSHIP

17 Mayfield Road,  
Bury St. Edmunds, IP33 2PD

Guide Price  
£250,000

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## *Make it your own! - A great location and fantastic potential*

This CHAIN FREE end-of-terrace home occupies a pleasant setting on the popular and well-served Nowton Estate.

Located close to a range of local amenities and near Nowton Park, Hardwick Heath and the West Suffolk Hospital, this chain-free home offers excellent potential for buyers looking to put their own stamp on a property.

The house provides well-proportioned accommodation with the benefit of gas-fired central heating and uPVC sealed unit glazing. Whilst the property would now benefit from some cosmetic updating, it represents an excellent opportunity to create a superb long-term home or investment property.

The accommodation includes 3 good-sized bedrooms, a sitting room with a fireplace and a kitchen with a separate dining area. The kitchen and dining area offers potential to be opened up to create 1 larger contemporary living space.

With enclosed gardens and a single garage en bloc, the property is likely to appeal to first-time buyers, young families, investors, or anyone seeking a well-located home with excellent potential.

- CHAIN FREE modern end of terrace
- Hall, cloakroom, sitting room
- Kitchen, dining room, conservatory
- 3 Good sized bedrooms, bathroom
- Gas central heating, uPVC glazing
- Enclosed gardens, garage



The property benefits from gas-fired central heating and uPVC sealed unit glazing and, in more detail, comprises:

On the ground floor:

The entrance hall includes a staircase leading to the first floor. The sitting room is a comfortable reception space and features a fireplace.

The kitchen, which includes a range of fitted units and appliance space is adjacent to a separate dining area providing ample room for family dining and entertaining. These two areas could easily be combined to create one large open-plan kitchen/living space if preferred.

There is a rear hallway which gives access to a cloakroom and the lean- to conservatory.

On the first floor:

The landing gives access to all 3 bedrooms and the family bathroom. All bedrooms are of a good size, making the house particularly suitable for families.

Outside:

The property is set in enclosed gardens, which are laid mainly to lawn and include a useful brick-built shed. To the rear of the house is a garage en bloc which has been re-roofed.

COUNCIL TAX -BAND B

ENERGY PERFORMANCE RATING - TBC

COUNCIL - West Suffolk

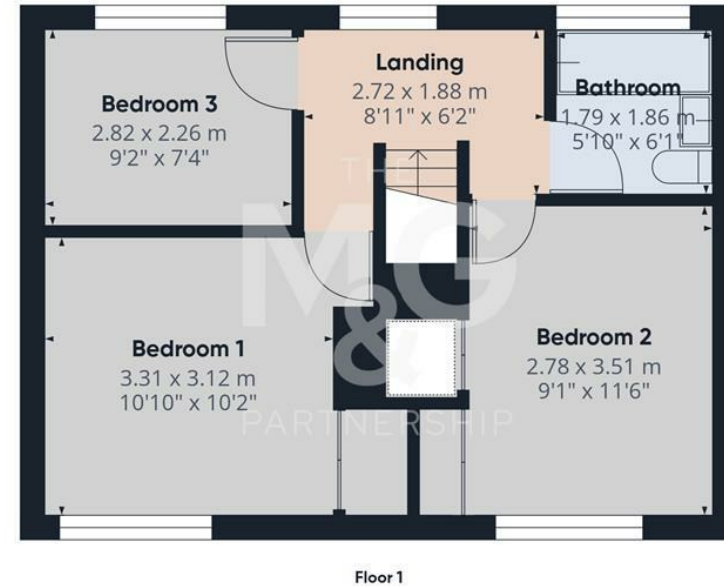
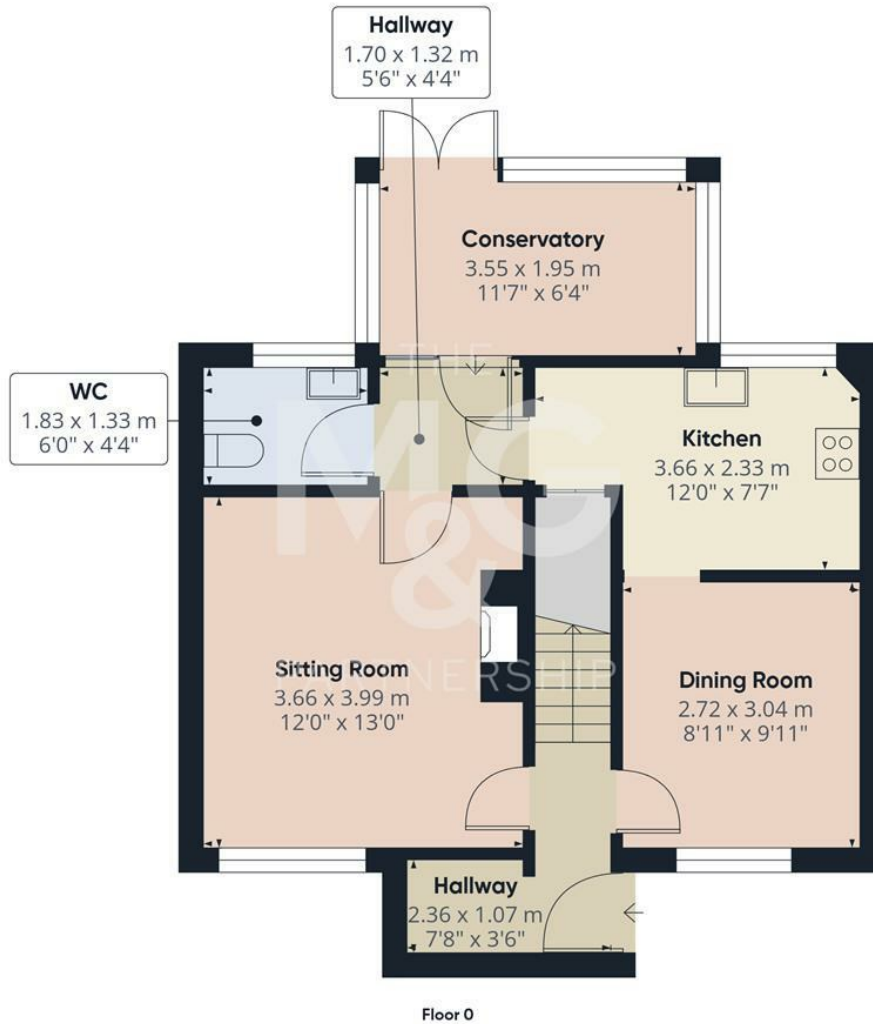
SERVICES - Mains water, gas, electricity and drainage.

BROADBAND -Ofcom states ultrafast is available

Mobile - Ofcom states all mobile providers are likely.

WHAT3WORDS ///mocked.requiring.shredder





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