Mortimer & Gausden
INDEPENDENT ESTATE AGENTS

4 Romsey Road, Bury St. Edmunds, IP33 2HQ

FEELS LIKE HOME – This exceptionally well maintained semi detached bungalow offers a very comfortable range of accommodation and is being sold with NO UPWARD CHAIN.

The property is ideally located on the popular western outskirts of the town, close to a parade of shops and on a regular bus route. The bungalow occupies a slightly elevated position and has a conservatory which affords far reaching views.

- Attractively presented semi detached bungalow
- Occupying a popular and well served location
- Sitting room, dining hall, fitted kitchen
- 2 Double bedrooms, bathroom, conservatory
- Gas fired central heating, uPVC sealed unit glazing
- Garage, parking, enclosed gardens. CHAIN FREE

Guide Price £250,000

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4 Romsey Road, Bury St. Edmunds, IP33 2HQ

General Information

The property occupies a pleasant position within an established residential area on the popular western outskirts of the town. There is a parade of local shops on the opposite corner of Romsey Road and the bungalow is on a regular bus route, with a bus stop close by. The town centre is around 1½ miles away and provides an excellent range of educational, recreational and shopping facilities.

Whether you are looking for your first home, or somewhere for your retirement, this deceptively spacious semi detached home is bound to be of interest. The property was built in the 1970's and offers well proportioned rooms with lots of natural light. The bungalow benefits from gas fired central heating and uPVC sealed unit glazing, and as previously mentioned is being sold with the benefit of having NO UPWARD CHAIN.

The front door leads into an extended entrance hall which now provides space for a small dining table. The kitchen has been well planned and includes ample cupboards and worktop surfaces. A door leads to the side gardens.

The sitting room is of a generous size and includes a feature fireplace and a large picture window overlooking the front gardens. An inner hall leads to the bathroom and 2 double bedrooms. Bedroom 1 includes fitted wardrobes and has a sliding patio door into the conservatory.

Outside.
The gardens to the front of the bungalow have been hard landscaped for ease of maintenance. A side access leads to the enclosed rear gardens which afford an excellent level of privacy and are laid mainly to lawn with planted borders. There is a raised patio and side access leading to the single garage which has parking to the front.

COUNCIL TAX - BAND B

Directions
From the town centre proceed along Westgate Street crossing over the roundabout 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, taking the next right hand turning into Abbotsbury Road. Take the 1st lefthand turning into Romsey Road when the bungalow will be seen on the left, marked by our for sale board.

Dining Hall 8'5 x 7'1 (2.57m x 2.16m)

Kitchen 8'9 x 8'7 (2.67m x 2.62m)

Sitting Room 15'11 x 11'10 (4.85m x 3.61m)

Inner Hall

Bathroom 6'10 x 5'6 (2.08m x 1.68m)

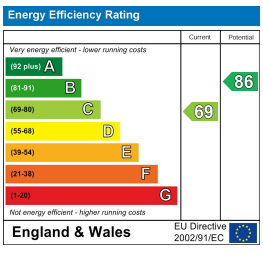
Bedroom 1 13'6 x 8'10 (4.11m x 2.69m)

Bedroom 2 11'10 x 10'5 (3.61m x 3.18m)

Conservatory 9'5 x 8'4 (2.87m x 2.54m)

Garage 17'5 x 8'4 (5.31m x 2.54m)

Gardens



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 fitting. 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 web site, please contact our offices immediately.

Dining Hall
B
Sitting Room
Kitchen
Bathroom
Inner Hall
Bedroom 1
Bedroom 2
Conservatory

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