Mortimer& Gausden

INDEPENDENT ESTATE AGENTS

27 Maltward Avenue,
Bury St. Edmunds, Suffolk, IP33 3XQ

Guide Price
£335,000

A lovely detached bungalow in a glorious setting, close to amenities and open countryside.

FEELS LIKE HOME - We loved everything about this 2 bedroom detached bungalow and are confident you will too. The property, which is located on a regular bus route and close to local amenities, is being sold CHAIN FREE.

The bungalow has been extended to the rear with the addition of a superb garden room and enjoys views to the rear of the River Linnet and open countryside beyond.

The bungalow offers a comfortable level of accommodation and has recently been improved with new uPVC windows and a composite door. The property further benefits from gas fired central heating.

- Extended detached CHAIN FREE bungalow
- Occupying a superb residental setting
- Hall, sitting/dining room, garden room
- Kitchen, 2 bedrooms, shower room
- Gas central heating, replaced uPVC glazing
- Driveway, established gardens, lovely views

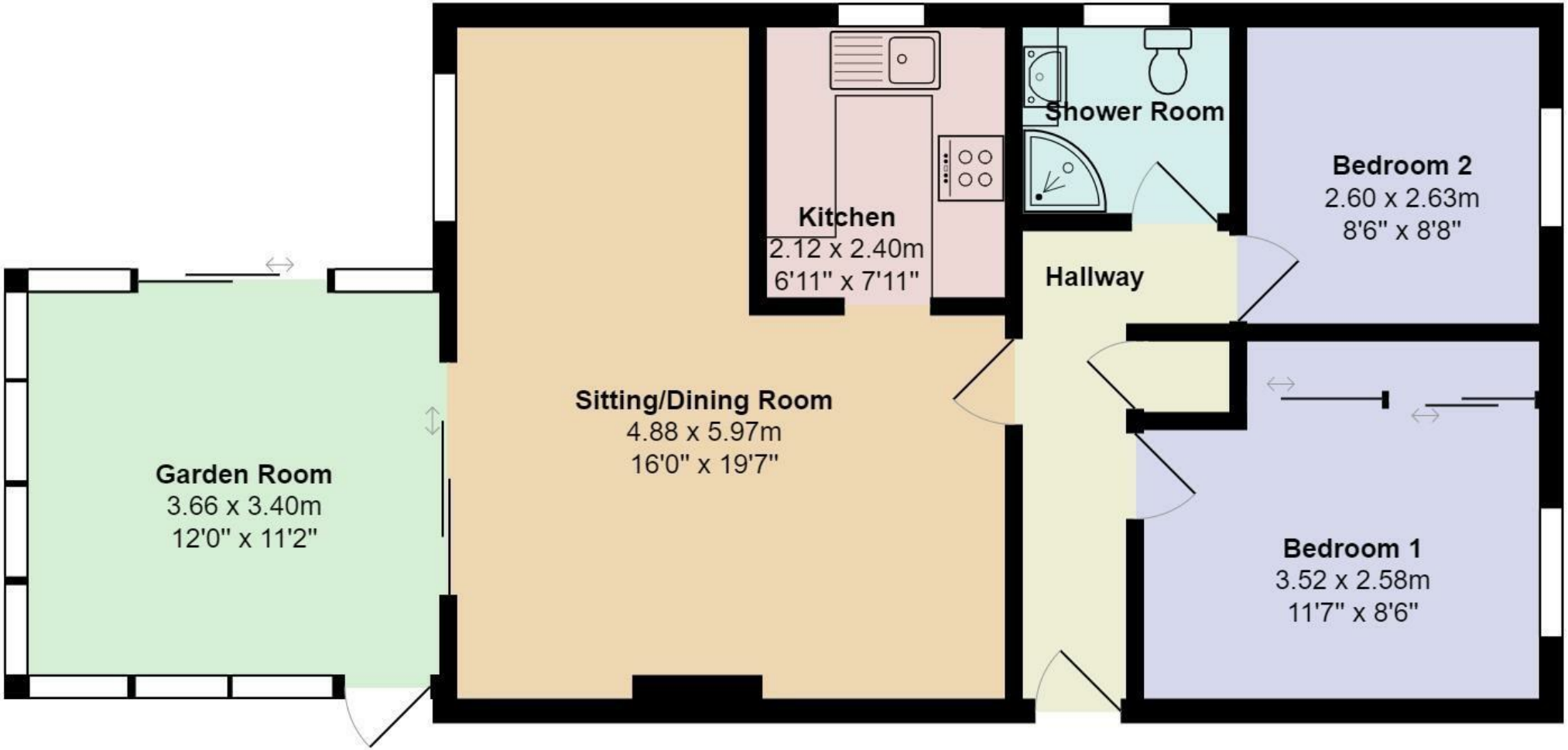
In our opinion, the bungalow, which has NO UPWARD CHAIN, would be perfect for those people heading towards retirement or indeed anyone looking for a lovely home in an established residential location.

In brief, the accommodation comprises: Entrance hall with built-in cupboard and access to loft space. L- Shaped sitting/dining room with patio doors leading to the recently added garden room. Fitted kitchen with built-in appliances. Modern shower room. 2 Good sized bedrooms.

Outside
The bungalow has open plan lawned gardens to the front and a driveway to the side which provides extensive parking. A side gate leads to the south-facing rear garden which is laid to lawn with a patio area and established shrubs. The garden has a beautiful outlook with views over the adjoining countryside/River Linnet.

COUNCIL TAX BAND C
ENERGY PERFORMANCE RATING D

Directions
From BSE town centre proceed along Out Risbygate Street turning left at the mini roundabout onto Westley Road. Continue on this road eventually turning left onto Flemyng Road. Take the second right turning onto Maltward Avenue. The property can be found on the left.



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