



**Mortimer &
Gausden**

INDEPENDENT ESTATE AGENTS

43 Grove Park,
Bury St. Edmunds, Suffolk, IP33 3BQ

Guide Price
£325,000

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NOT TO BE MISSED
Large corner plot with much potential

Located within walking distance of the town centre this semi-detached home offers a SUPERB OPPORTUNITY for someone to really make it their own.

This property is bound to have wide appeal - making an early viewing highly recommended.

The house occupies an established setting and is within walking distance of the town centre and is close to many other local amenities, including the Bury St. Edmunds Leisure Centre, West Suffolk College, St Edmundsbury Primary School and King Edward VI Upper School. The A14 is also within easy reach, providing good access to Ipswich, Cambridge and London via the A11/M1.



- Large corner plot, much potential for extension
- Established and well served location
- Cloakroom, sitting room, dining room
- Kitchen, Conservatory
- 3 bedrooms, family bathroom
- Gas central heating
- Sealed unit double glazing
- Lovely gardens, extensive parking



Dating back to 1920, this steel frame constructed property has been well maintained by the current owners, but is perhaps now ready for a little updating, making it something of a blank canvas. The house benefits from uPVC sealed unit glazing, with the exception of the cloakroom, which is wooden. Heating is provided by a combi gas-fired boiler, serving radiators.

The property offers a comfortable range of accommodation comprising, on the ground floor: The entrance hall leads to the sitting room and separate dining room. The sitting room is a well proportioned dual aspect room with french doors that open up into the conservatory, which provides a lovely outlook over the gardens. The dining room, with a feature corner fireplace, opens into the kitchen which offers a range of fitted cupboards and ample worktop space. There is a further door to the rear lobby with 2 doors to the outside and also a door into the cloakroom.

On the first floor: A bright landing area, with cupboard storage, leads to all 3 bedrooms and the family bathroom.

If you have been looking for a well located home, large enough for all the family, but with the potential to extend - look no further!

Outside

The gardens to the front are well presented and stocked with a lovely mature range of flowers and shrubs. To the side of the house is an extensive gravel parking area providing excellent parking for several cars and would be ideal for those with a van or perhaps a caravan or motorhome. The large private and well-screened rear gardens have been lovingly landscaped by the present vendor over the past 20 years. The garden is interspersed with a delightful range of mature flowers and shrubs and as well as offering open lawned areas, there are lots of tucked-away, shady places to sit and relax out of the sun. There are raised vegetable planters and numerous timber sheds providing excellent storage.

Council Tax: West Suffolk - Band B

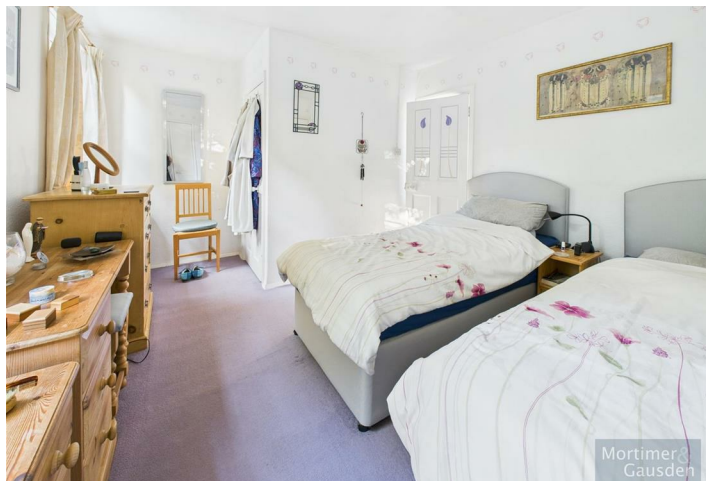
Energy Performance Rating: C

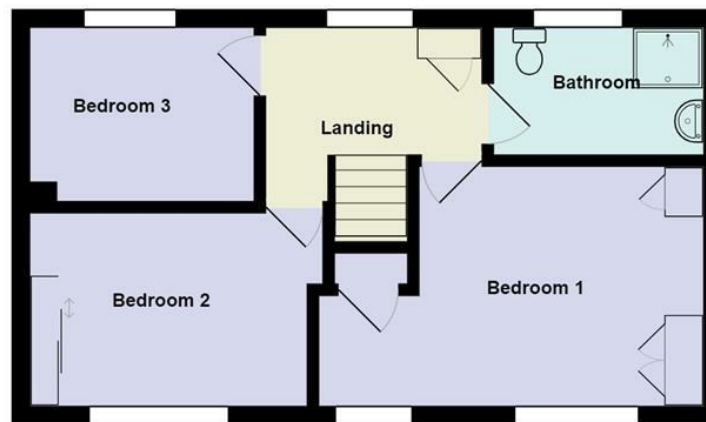
Services: All main services connected

Broadband: Ultrafast broadband available (source: Ofcom)

Mobile Coverage: Service available from all providers (source: Ofcom)

What3words ///regulate.casual.remarking





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.

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