

18 Gainsborough Road - Offers Over £400,000

Bury St. Edmunds IP33 3RX

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Estate & Letting Agents



"Consistently providing outstanding service to our clients"

Offers Over £400,000

The Property

Nestled in the desirable area of Gainsborough Road, Bury St. Edmunds, this charming semi-detached house offers a wonderful opportunity for families.

The house features two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings with family. With three well-proportioned bedrooms, there is ample space for relaxation and rest. The bathroom is conveniently located, catering to the needs of the household.

One of the standout features of this property is the garage situated to the side, along with a driveway that provides parking.

The potential for extension, subject to planning permission, opens up exciting possibilities for those looking to expand their living space. The property is set in the sought-after western outskirts of town, offering a peaceful environment while still being within easy reach of local amenities and transport links.

With gas radiator heating and double glazing throughout, the home is both warm and energy-efficient, ensuring comfort during the colder months. This semi-detached house is not just a property; it is a place where memories can be made. Whether you are a first-time buyer or looking to settle down in a welcoming community, this home is certainly worth considering.

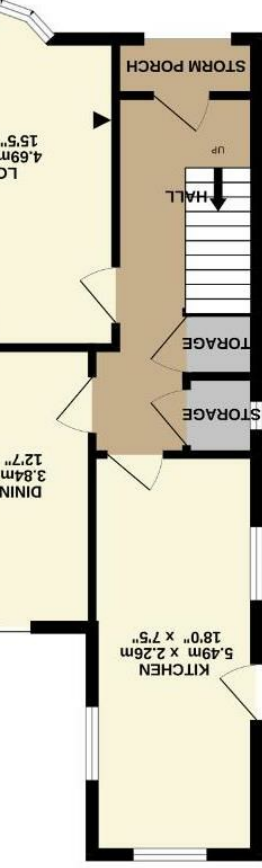
Features

- 3 BEDROOM SEMI DETACHED HOUSE
- POPULAR AREA ON WESTERN OUTSKIRTS OF TOWN
- GARAGE TO SIDE AND DRIVE
- FAMILY SIZED REAR GARDEN
- 2 RECEPTION ROOMS
- EXTENDED KITCHEN
- FIRST FLOOR BATHROOM AND SEPARATE WC
- GAS RADIATOR HEATING THROUGH OUT
- DOUBLE GLAZING
- CALL US NOW TO BOOK YOUR VIEWING!

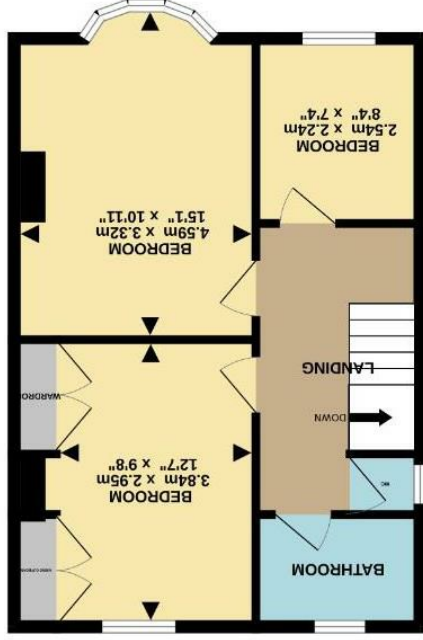




These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided in good faith, their accuracy should not be relied upon. If there are any points about which you may be uncertain or would like further clarification, we would suggest that you telephone this office and speak to our staff who will endeavour to assist you.



GROUND FLOOR
52.0 sq.m. (559 sq.ft.) approx.



1ST FLOOR
45.0 sq.m. (484 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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