



Mortimer &  
Gausden

INDEPENDENT ESTATE AGENTS

80 Sherborne Road,  
Bury St. Edmunds, Suffolk, IP33 2ER

Guide Price  
£285,000

## *Something rather special - Internal viewing essential*

If you have been searching for a quality bungalow in Bury St. Edmunds you will know that they are 'few and far between'. Often when you do find something in the right location, you realise that the property might need lots of updating - this can be both costly and rather daunting.

This stunning semi-detached bungalow could easily provide exactly what you are looking for - A generous range of accommodation, a well-served location and nothing to do but sit and relax!

We sell quite a large volume of properties, but few are appointed to such a high standard, making this particular home a 'MUST SEE'.

- Stunning semi detached bungalow
- Occupying a well served location
- Stylish kitchen, superb reception room
- 2 Double bedrooms, shower room
- Gas heating, uPVC glazing & fascias
- Enclosed gardens, garage and parking
- NO UPWARD CHAIN



We loved everything about this much improved bungalow and are confident you will too. It occupies a superb setting on the favoured western outskirts of the town. There is a parade of shops close by and a pathway to the front leads to a pleasant riverbank walkway leading towards the town centre which is around 1.5 miles away.

As previously mentioned the property has been fully refurbished within the last few years to a high specification. Improvements have included the addition of a useful front porch and the replacement of the gas-fired boiler.

You may have viewed similar style bungalows in the past but this one has been remodelled to make the most of the space. The accommodation now includes a much larger kitchen, which has been beautifully fitted with an integrated, oven, hob, dishwasher and fridge freezer.

The sitting/dining room is of a generous size and has engineered oak flooring. A large picture window enjoys lovely views over the front gardens and beyond. There are 2 double bedrooms and the former bathroom has now been made bigger to become a luxurious shower room.

#### Outside

The gardens to the front of the bungalow are enclosed by picket fencing and are laid mainly to lawn with planted shrubs. A side access leads to the rear gardens which have been hard landscaped for ease of maintenance with raised borders. The gardens enjoy a sunny aspect and include a rear pedestrian access to a parking area and the single garage. The garage has light and power connected, a rear courtesy door and an electrically operated roller door.

COUNCIL TAX BAND - B

ENERGY PERFORMANCE RATING - C

COUNCIL - West Suffolk

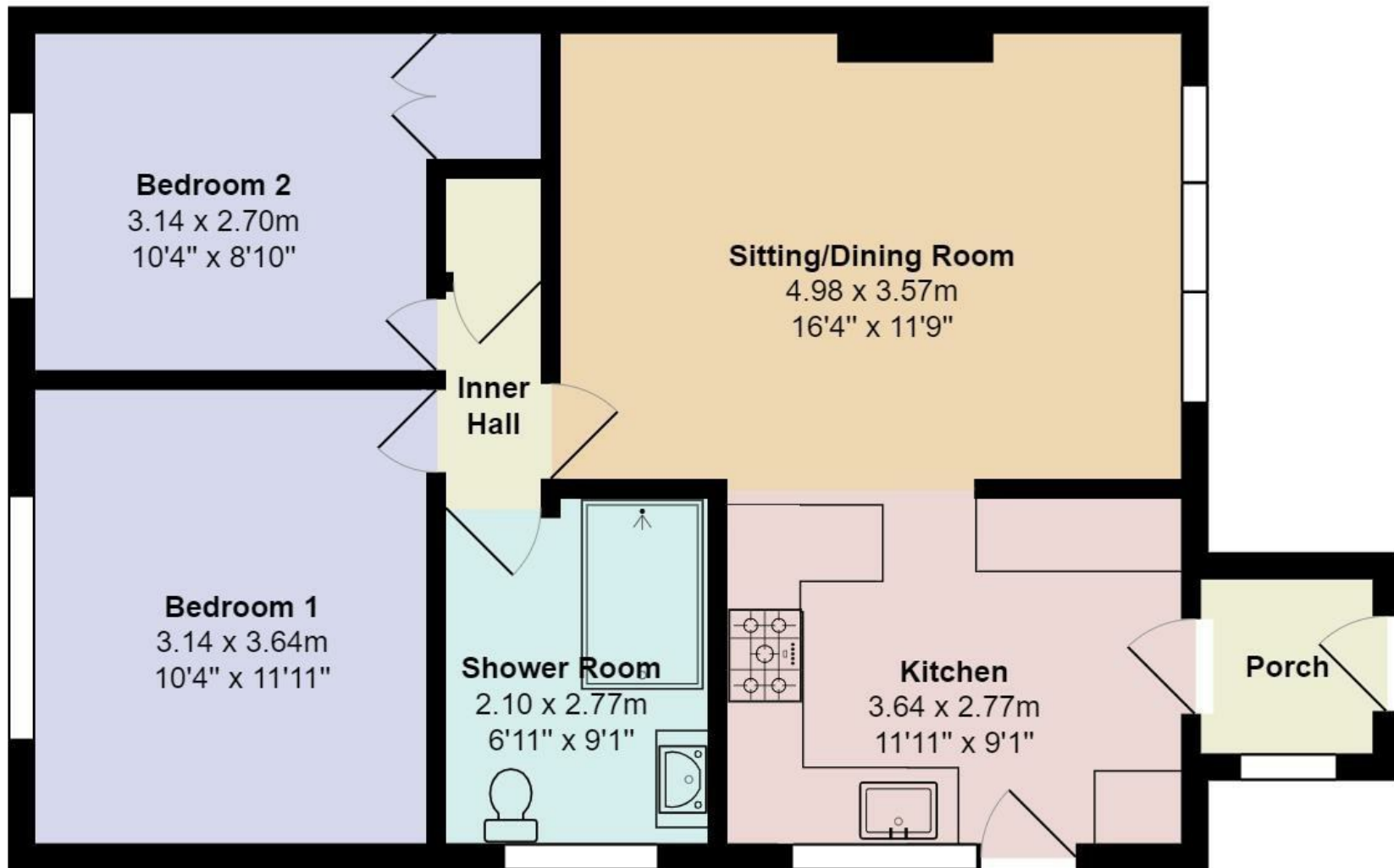
SERVICES - All main services connected

BROADBAND - Ofcom states Ultrafast broadband is available

Mobile - Ofcom states all mobile phone providers are likely

WHAT3WORDS - ///bottle.suave.lots





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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