

Mortimer &  
Gausden

INDEPENDENT ESTATE AGENTS



102 Barons Road,  
Bury St. Edmunds, IP33 2LY

Offers In Excess Of  
£375,000



*An individual detached bungalow occupying a much sought after location close to many amenities*

If you have been looking for a property, close to the West Suffolk Hospital and within easy reach of a parade of shops, this individually designed detached bungalow, is bound to be of interest.

The Barons Road area is a particularly sought after location and is around 1 mile from the town centre. Hardwick Heath and Nowton Park are also within easy reach.

The property benefits from gas fired central heating and uPVC sealed unit glazing and has been well maintained, but is now perhaps ready for some updating.

The bungalow is being sold with the benefit of having NO UPWARD CHAIN and has been competitively priced making an early internal viewing essential.

- Architect designed detached bungalow
- Desirable and well served setting
- Hall, cloakroom, sitting room, dining room
- Kitchen, utility, conservatory/garden room
- 2 Bedrooms, spacious shower room
- Enclosed gardens, garage and parking
- NO UPWARD CHAIN





## Accommodation

The entrance hall, with cloakroom off, has 2 built-in storage cupboards and folding doors opening into the sitting room. The sitting room is flooded with natural light with 4 windows providing views over the garden, a further set of folding doors open into the dining room.

The dining room has space for a good sized table and gives access to the kitchen, separate utility room and the conservatory. The conservatory is a lovely space in which to enjoy the garden and is large enough to be used as an additional sitting room.

There are 2 bedrooms - each with built-in wardrobes. There is a spacious shower room which could easily take a bath tub if preferred.

## Outside

The property is set back from the road with a block paved driveway providing parking for a number of cars and giving access to the single garage. The remainder of the front gardens are planted with a selection of shrubs and hedges.

A side access leads to the enclosed rear gardens, which afford an excellent degree of privacy and seclusion. The gardens include a wide variety of shrubs and trees and have recently been partly cleared providing ample space for a patio.

ENERGY PERFORMANCE RATING - D  
COUNCIL TAX BAND - D





Approx Total Area: 101.3 m<sup>2</sup> ... 1091 ft<sup>2</sup>

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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