

THE
**Mortimer
& Gausden**
PARTNERSHIP



24 Gedge Close,
Bury St. Edmunds, IP33 2HD

Offers In Excess Of
£240,000

Two Bedroom, Semi-Detached Bungalow On The Favourable West-Side Of Bury St. Edmunds

Occupying a pleasant position within the ever-popular West side of Bury St Edmunds, this well-presented two-bedroom semi-detached bungalow offers comfortable single-storey living in a peaceful residential setting. Ideal for those looking to downsize, first-time buyers, or anyone seeking the convenience of a bungalow. The property provides bright and well-proportioned accommodation throughout.

Gedge Close enjoys an excellent location with easy access to a range of local amenities, including shops, healthcare facilities, regular bus routes and picturesque walking routes, while the historic town centre is just a short distance away. West Suffolk Hospital can be found within 2.1 miles.

Offering a great opportunity to enjoy low-maintenance living, on the desirable, West side of the town, this charming bungalow is ready to move into whilst still offering scope for a purchaser to personalise if desired.

- Well Presented Throughout
- Desirable Setting
- Quiet Residential Location With Bus Links
- Nearby Amenities In Walking Distance
- Single Garage With Electric Roller Door
- Modernised Bathroom
- Viewing Highly Recommended
- NO ONWARD CHAIN



Upon arrival you are greeted by a sizeable front lawn and driveway leading to the front door and single garage. The driveway holds space for numerous vehicles, whilst the front lawn holds scope for those who are green fingered to add flower beds and/or potted colour.

In detail, the property comprises: entrance hall, fitted with carpet which can be found throughout, excluding the bathroom. The sizeable lounge-diner is bathed in natural light and overlooks the front of the property, whilst providing access into the kitchen. The kitchen is fitted with a choice of low and eye level storage and holds space for a freestanding oven/hob, fridge-freezer and washing machine.

The rear of the property holds both bedrooms allowing them to enjoy views over the rear garden. Bedroom one is a sizeable double room, whilst bedroom two is a comfortable single, with the option of being utilised as an office / study if needed.

Storage can be found in the hallway, whilst the bathroom has been recently refitted to include a wc, basin, storage and shower over bath.

The private rear garden offers a patio space for al-fresco dining, whilst the lawn and mature shrubbery provides privacy and colour.

The single, pre-fabricated garage is complete with power and an electric roller door.

Agent Notes:

EPC Rating - C

Council Tax - B (West Suffolk)

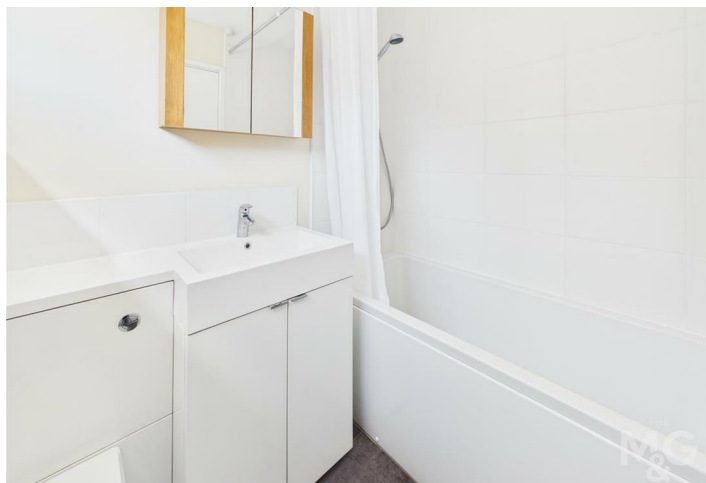
All Mains Services Connected

Gas Central Heating (Combi)

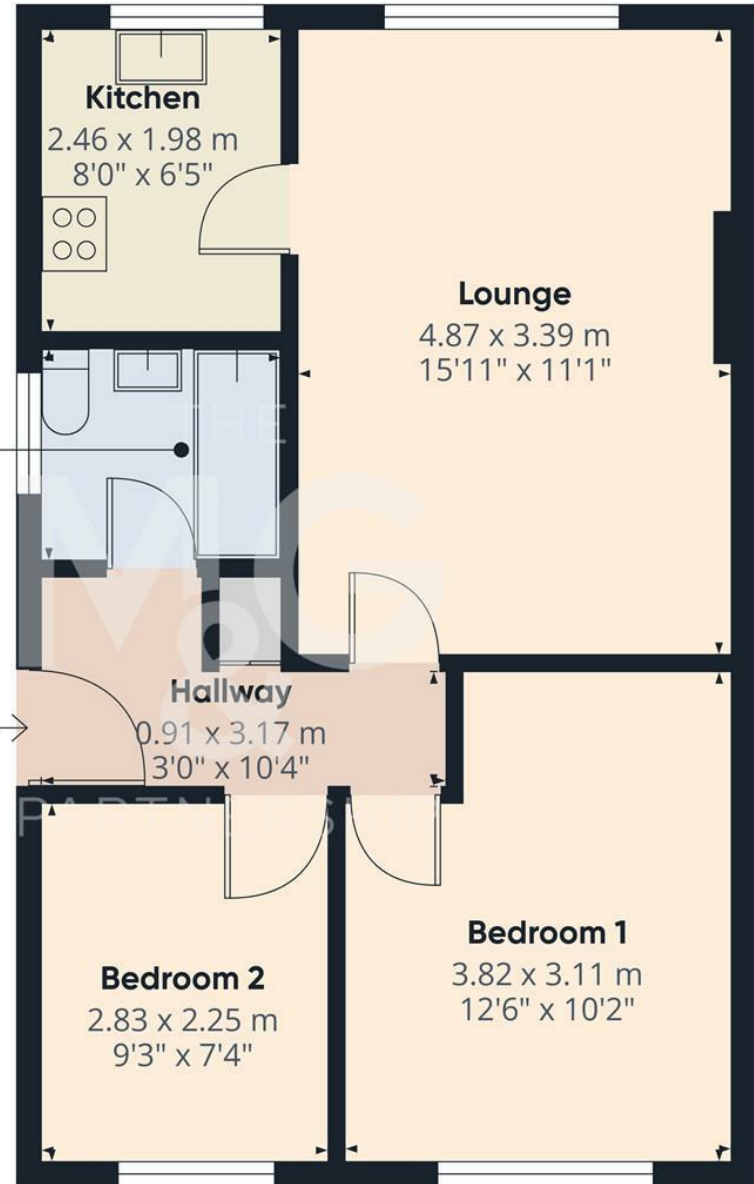
What3Words: ///increases.stowing.vowing

Broadband: Ofcom states ultrafast is available

Mobile: Ofcom states all providers are likely



Bathroom
1.69 x 1.96 m
5'6" x 6'5"



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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