

THE
**Mortimer
& Gausden**
PARTNERSHIP



26 Whitby Road,
Bury St. Edmunds, IP33 2EU

Guide Price
£240,000

MG
Partnership

Move in, relax and enjoy!

This well-presented 2 bedroom semi-detached bungalow overlooks a pleasant open green and is ideally positioned close to local amenities.

Occupying an established and convenient setting, this attractive bungalow enjoys an open outlook to the front and lies within easy reach of a nearby parade of shops and a regular bus service, making day-to-day living straightforward and accessible.

The property is well maintained and presented throughout, benefiting from gas-fired central heating along with uPVC sealed unit glazing and fascias, offering comfortable, low maintenance accommodation.

Set within enclosed private gardens, with the added advantage of a single garage and ample parking, this appealing home will suit a wide range of buyers seeking life on one level in an easy-to-manage property, with the town centre located approximately 1.5 miles away.

- Attractively presented semi detached bungalow
- Occupying a popular and well served location
- Hall, fitted kitchen, large reception room
- 2 Double bedrooms, shower room
- Gas central heating, uPVC glazing and fascias
- Pleasant front and rear gardens
- Single garage, ample parking
- Overlooking an open green



The property benefits from gas-fired central heating and uPVC sealed unit glazing and, in more detail, comprises:

The entrance hall has a built-in cupboard and gives access to both the kitchen and the sitting room. The kitchen includes a range of cupboards and worktop surfaces, a built-in oven, a fitted hob and ample appliance space. A glazed door leads directly out to the side/rear garden.

The lounge/dining room is a generously proportioned reception space featuring a large picture window to the front, enjoying views over the front gardens and the open green beyond. There is a feature fireplace, and ample space for both seating and dining furniture.

An inner lobby includes a large storage cupboard and gives access to both double bedrooms and the shower room. Bedroom 2 is currently being used as a second sitting room and has French doors leading out into the rear gardens, offering flexibility in use depending on individual needs.

Outside

The property is set within enclosed private gardens. The rear garden is fully enclosed and well-stocked, with an area of lawn and a patio, providing an attractive and manageable outdoor space. To the rear is a single garage with an electrically operated roller door and ample off-road parking available to the side.

The front garden is of open plan design, being laid again to lawn and overlooking the open green space.

ENERGY PERFORMANCE RATING - TBC

COUNCIL TAX BAND - B COUNCIL - West Suffolk
BROADBAND - Ofcom states Ultrafast broadband is available

MOBILE - Ofcom states all mobile phone providers are likely

SERVICES- Mains Water, Electricity, Gas, Drainage

WHAT3WORDS //bloomers.huddle.weekends



01284 755526

7 Langton Place, Bury St. Edmunds, Suffolk, IP33 1NE
www.moritimerandgausden.co.uk
mail@moritimerandgausden.co.uk

The Moritimer & Gausden Partnership is a trading name of Moritimer & Gausden Ltd.

of Moritimer & Gausden Limited has any authority or ability to 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.

Please Note: These details have been carefully prepared in accordance with the Seller's instructions, however their accuracy is not guaranteed. 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. Importantly, no person in the employment displayed are also for promotional purposes only, and do not indicate the availability to purchase any of the fixtures and fittings. 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 other purposes. The photographs

