



78 Rembrandt Way, Bury St. Edmunds

Guide Price £369,000

THE
M&G
PARTNERSHIP



78 Rembrandt Way

Bury St. Edmunds

- CHAIN FREE link detached bungalow
- Popular and well served location
- Gas central heating, uPVC sealed unit glazing
- Fitted kitchen, large reception room
- 3 bedrooms, refitted shower room
- Garage, ample parking, enclosed gardens

This well-presented link-detached modern bungalow occupies an established and particularly convenient position, close to a parade of local shops, a regular bus route, West Suffolk Hospital and Hardwick Heath.

Offered for sale with the benefit of no upward chain, the property provides comfortable, well-proportioned accommodation ideal for anyone seeking the ease of single-storey living. The accommodation includes a fitted kitchen, a spacious living/dining room, three bedrooms and a shower room. Further benefits include gas-fired central heating and uPVC sealed-unit glazing.

Outside, the property enjoys enclosed gardens together with a single garage. Well maintained throughout, this attractive bungalow represents an excellent opportunity to acquire a practical and comfortable home in a well-served and established location.



Interested? Call Us On
01284 755526

Hallway

The hallway is a good size, with doors leading to the living/dining room, kitchen, bedrooms and shower room. There is also an airing cupboard and storage cupboard.

Kitchen

9' 3" x 7' 7" (2.82m x 2.30m)

A fitted kitchen with ample cupboards, worktop surfaces and appliance space.

Living /Dining Room

18' 0" x 10' 11" (5.48m x 3.32m)

A spacious reception space with central fireplace. It is worth noting that some similar bungalows have divided this space slightly differently and have opened up the wall from the kitchen - making a kitchen/diner rather than a lounge/diner.

Shower Room

The original bathroom has been refitted as a shower room.

Bedroom 1

12' 6" x 10' 11" (3.80m x 3.33m)

A comfortable double bedroom with a built-in wardrobe and a window overlooking the rear gardens.

Bedroom 2

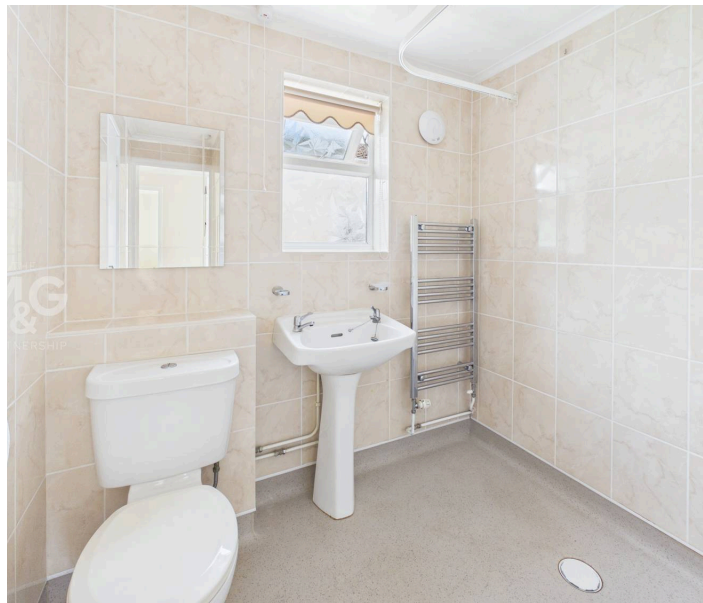
11' 9" x 7' 11" (3.57m x 2.42m)

Another double bedroom with a built-in wardrobe and a glazed door to the garden, making this room suitable as another reception space if preferred.

Bedroom 3

8' 4" x 6' 8" (2.53m x 2.03m)

A single bedroom with built-in storage.



Interested? Call Us On
01284 755526

Garage

A single garage with a rear courtesy door.

Gardens

The gardens to the front of the property have been hard landscaped for ease of maintenance. A smart tarmacadam driveway provides parking for a number of cars and gives access to the garage.

The rear gardens back onto a belt of trees and affords a good degree of privacy and seclusion. Laid to lawn the gardens include a large patio, providing the perfect space for relaxing.

Agents Note

Energy Performance Rating- D

Services - All main services are connected

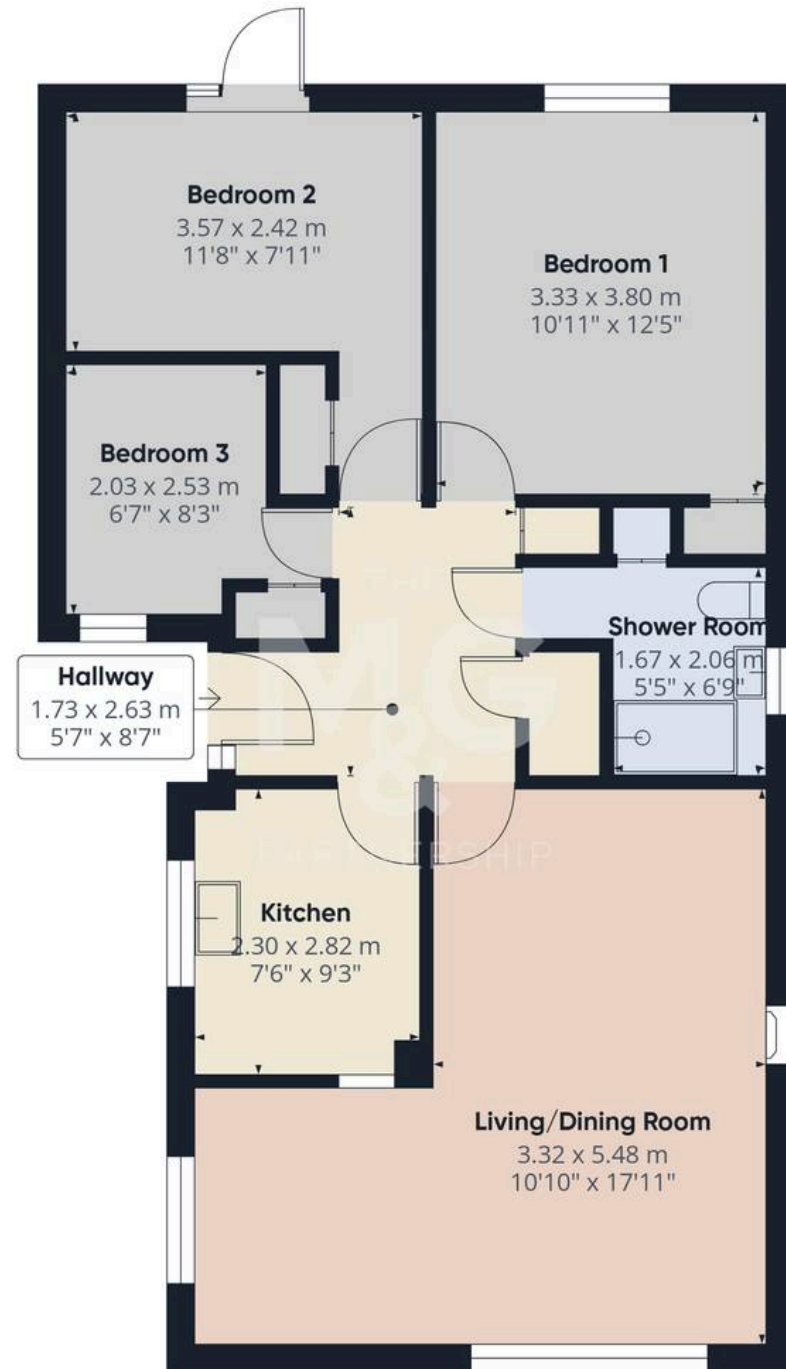
Council Tax - Band D

Broadband - Ofcom states ultrafast is available

Mobile - Ofcom states all providers are likely



 Interested? Call Us On
01284 755526



Interested? Call Us On
01284 755526



For more details about this property, or any of the many superb homes we currently have available, please get in touch.

Established in 2008, The Mortimer & Gausden Partnership is proud to be one of the area's leading independent estate agents, with over 135 years of combined experience.

Our exceptional local knowledge, personal service and professional approach enable us to offer honest advice, accurate valuations and outstanding results.

Whether you are thinking of selling now or simply exploring your options, we would be delighted to provide a market appraisal.



01284 755526



mail@mortimerandgausden.co.uk



www.mortimerandgausden.co.uk



**7 Langton Place, Bury St. Edmunds,
Suffolk IP33 1NE**

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.

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