

THE
**Mortimer
& Gausden**
PARTNERSHIP

25 Oakes Road,
Bury St. Edmunds, IP32 6PX

Offers In Excess Of
£230,000

PARTNERSHIP

Well-Proportioned, Three-Bedroom Family Home With Scope For Improvement

Located on a popular residential development in Bury St. Edmunds, this three-bedroom, semi-detached home holds scope for improvement, to make for a great family home offering generous reception space alongside three double bedrooms.

Within close proximity to immediate amenities including shops, eateries, and a pharmacy as well as a choice of schools, the property is ideal for catering to everyday needs, whilst located within 2 miles of the thriving town centre and 1.3 miles from the train station, ideal for those who regularly commute.

An abundance of on and off street parking can be found to the front and side of the property.

A small mostly laid to lawn front garden and low level hedging, shape the front of the property.

- Three Double Bedrooms
- Separate Utility Room
- Generous, South Facing Rear Garden
- Cloakroom & Family Bathroom
- Kitchen-Diner With Pantry
- Triple Aspect Sunroom
- Great Potential For A Lovely Family Home
- NO ONWARD CHAIN



Ground Floor:

Upon entry you are greeted by a small entrance porch, before accessing the internal hallway. The hallway holds access to the living room, utility room, kitchen and stairs leading to the first floor.

The living room is generously proportioned, with a central electric fireplace and window overlooking the triple aspect sunroom, allowing plenty of light to illuminate the space.

The dual aspect kitchen-diner holds ample low and eye-level storage as well as a pantry, perfect for optimising the space available. Sliding doors lead to the sunroom.

Overlooking the large south facing rear garden, the sunroom also supports power, making it an enjoyable reception room all year round.

Completing the ground floor you will find the sizeable utility room with additional storage and plumbing facilities, whilst double doors open onto the patio, with the cloakroom complete with wc, basin and radiator found adjacent.

First Floor:

Upstairs, the landing holds access to all three double bedrooms and family bathroom.

Bedrooms two and three overlook the rear, both supporting fitted storage, whilst bedroom three also holds the airing cupboard.

Bedroom one is a large dual aspect bedroom, bathed in natural light.

The family bathroom is fitted with wc, bath and basin.

Outside:

The large south facing rear garden is divided between a sizeable patio and lawn, creating a blank canvas for any keen gardener. Gated access leads to the side of the property, accessible for parking.

Agent Notes:

EPC - Awaiting

Council Tax - C (West Suffolk)

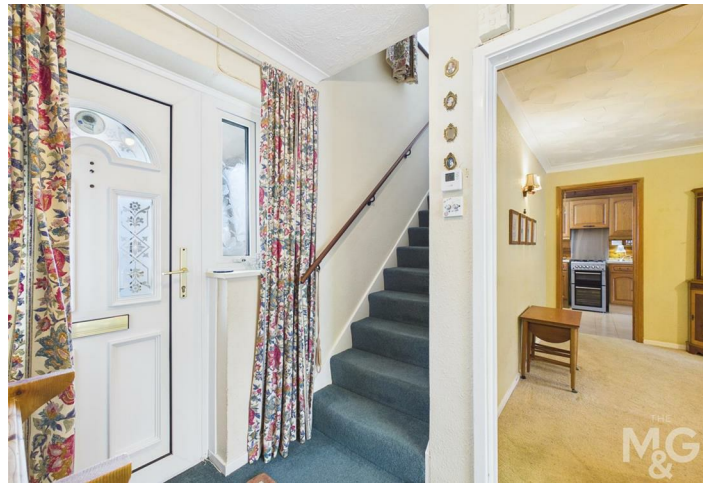
Mains water, gas, electricity and drainage

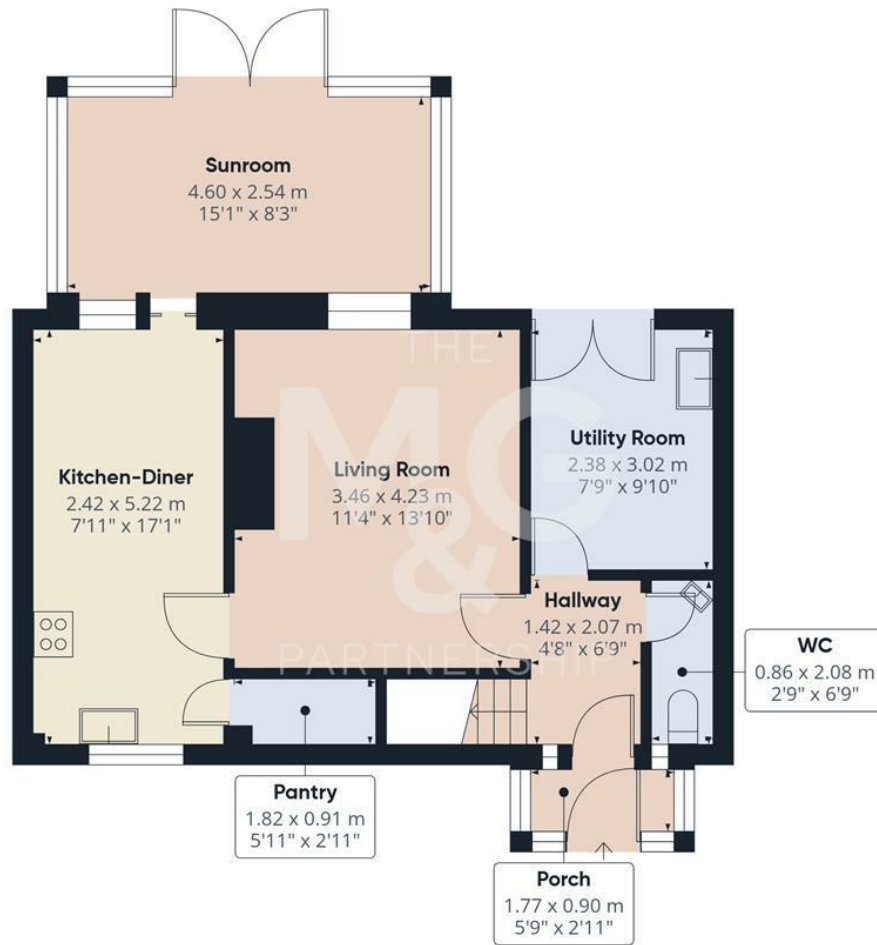
Double glazed throughout

What3Words: ///masterful.measuring.grad

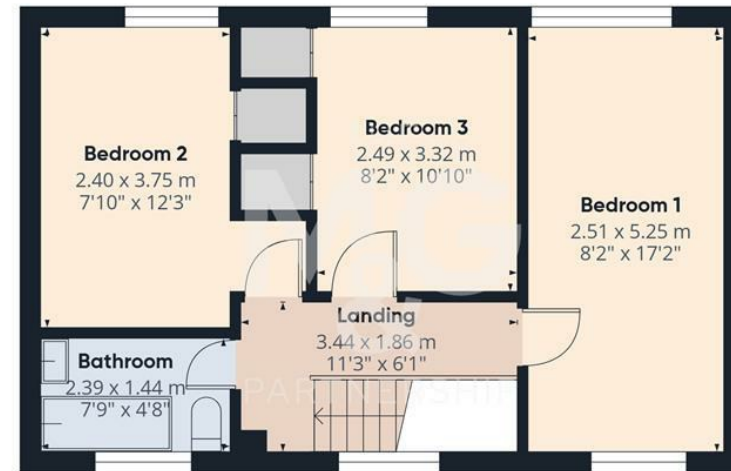
Broadband: Ultrafast broadband available (source: Ofcom)

Mobile Coverage: Service available from all providers (source: Ofcom)





Floor 0



Floor 1

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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