



THE
M&G
PARTNERSHIP

2 Ord Road, Fornham St. Martin

In Excess of £290,000

THE
M&G
PARTNERSHIP



2 Ord Road

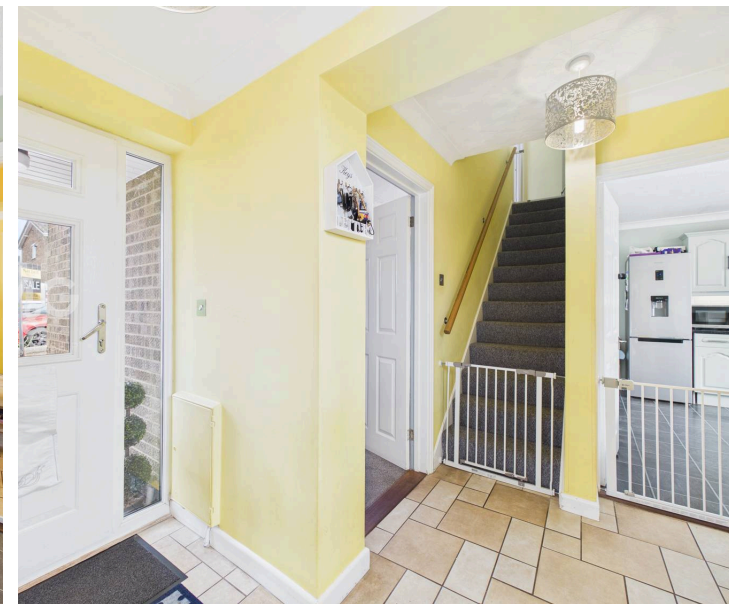
Fornham St. Martin, Bury St. Edmunds

- Well Positioned, Three Bedroom Home
- Ground Floor Extension, Adding Superb Space
- Single Garage & Driveway Parking (2 Vehicles)
- Attractive Setting
- Two Double Bedrooms & One Single
- Home Office / Study
- Family Bathroom Plus Cloakroom
- Viewing Highly Recommended

A well-positioned three-bedroom home situated in a popular village setting in Fornham St. Martin, offering an excellent opportunity for buyers seeking an extended property with ground floor versatility.

The accommodation provides generous living space with a ground floor extension allowing for a multi-purpose space to suit your needs. Currently utilised as a playroom and separate office, this space has previously benefitted as a fourth bedroom.

Ord Road is conveniently positioned within Fornham St Martin, with easy access to Bury St Edmunds and the surrounding Suffolk countryside. The property represents an exciting opportunity for a range of buyers, looking to reside in an established and sought-after village setting.



Interested? Call Us On
01284 755526

Entrance Hallway

5' 9" x 8' 10" (1.76m x 2.70m)

Generous entrance hallway which forms part of the extension, providing access to the living room, kitchen-diner, cloakroom, playroom and stairs leading to the first floor.

Living Room

15' 10" x 11' 2" (4.82m x 3.40m)

Well-proportioned living room with a large uPVC double-glazed window overlooking the front of the property, allowing an abundance of natural light to illuminate the space.

Kitchen-Diner

12' 4" x 12' 8" (3.75m x 3.86m)

Sizeable kitchen-diner, fitted with a choice of low and eye-level storage, complete with integral oven, hob and extractor fan. Space and plumbing facilities are available for a fridge-freezer, washing machine and tumble dryer. Large understairs storage, pantry and access to the rear garden can also be found.

Playroom & Office

11' 9" x 4' 9" (3.57m x 1.45m)

Superb additional space on the ground floor of the property, currently utilised as a playroom, with double doors overlooking the garden and opening onto the patio. Adjoining office space can also be found, with the ability to be closed off via another set of double doors. Perfect for those who work remotely. Office Dimensions: 4' 9" x 11' 71" (1.45m x 3.57)

Cloakroom

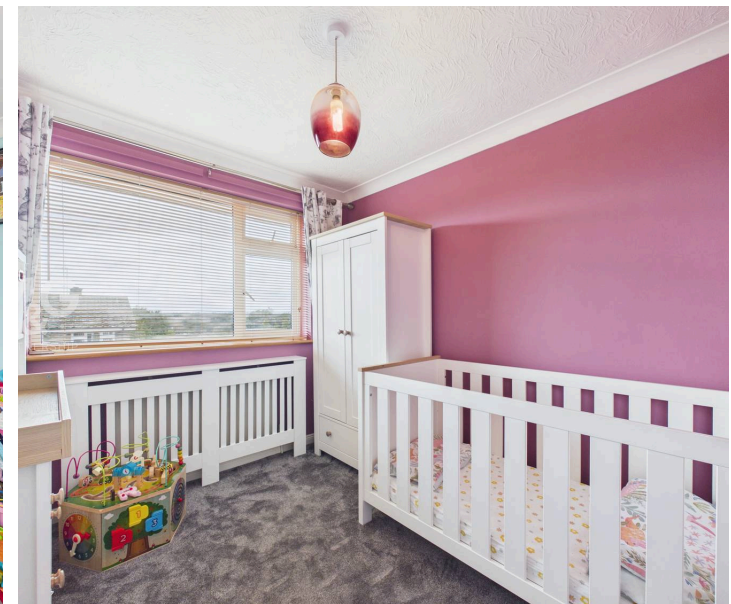
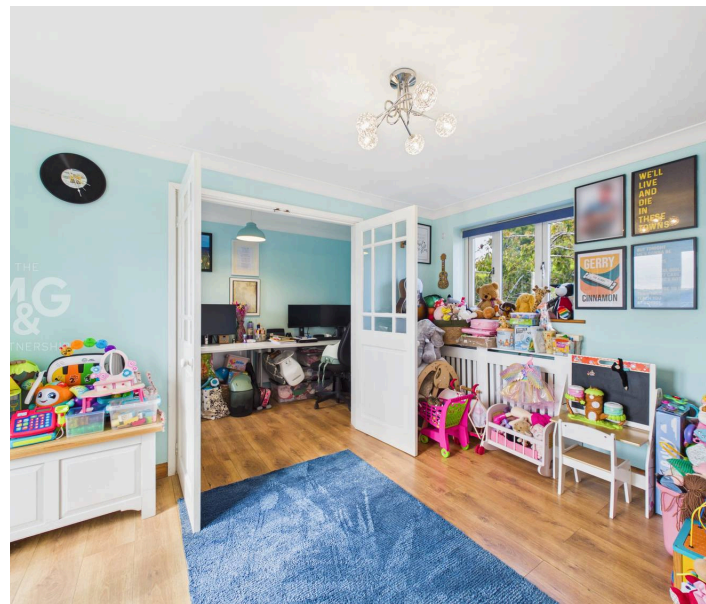
6' 2" x 3' 1" (1.88m x 0.95m)

Complete with WC and basin

Landing

10' 0" x 6' 0" (3.06m x 1.83m)

L-shaped landing, providing access to all three bedrooms and family bathroom.



Bedroom One

15' 10" x 9' 1" (4.82m x 2.78m)

Large double bedroom overlooking the front of the property complete with storage, one of which supporting the immersion tank / airing cupboard.

Bedroom Two

9' 7" x 8' 6" (2.91m x 2.60m)

Small double bedroom overlooking the rear of the property.

Bedroom Three

9' 6" x 7' 1" (2.90m x 2.15m)

Generous single bedroom overlooking the rear of the property.

Bathroom

5' 6" x 6' 2" (1.68m x 1.87m)

Three-piece family bathroom suite, complete with wc, basin and bath with shower over.

Outside

Upon arrival, you are greeted by a mostly laid-to-lawn front garden, with a small conifer hedge providing privacy. To the rear of the property, the garden supports both lawn and patio space, ideal for summer furniture and al-fresco dining. Gated access leads to the single garage, complete with power and two parking spaces (side-by-side) on the driveway.

Agent Notes

EPC Rating - D Council Tax - C All Mains Services Connected

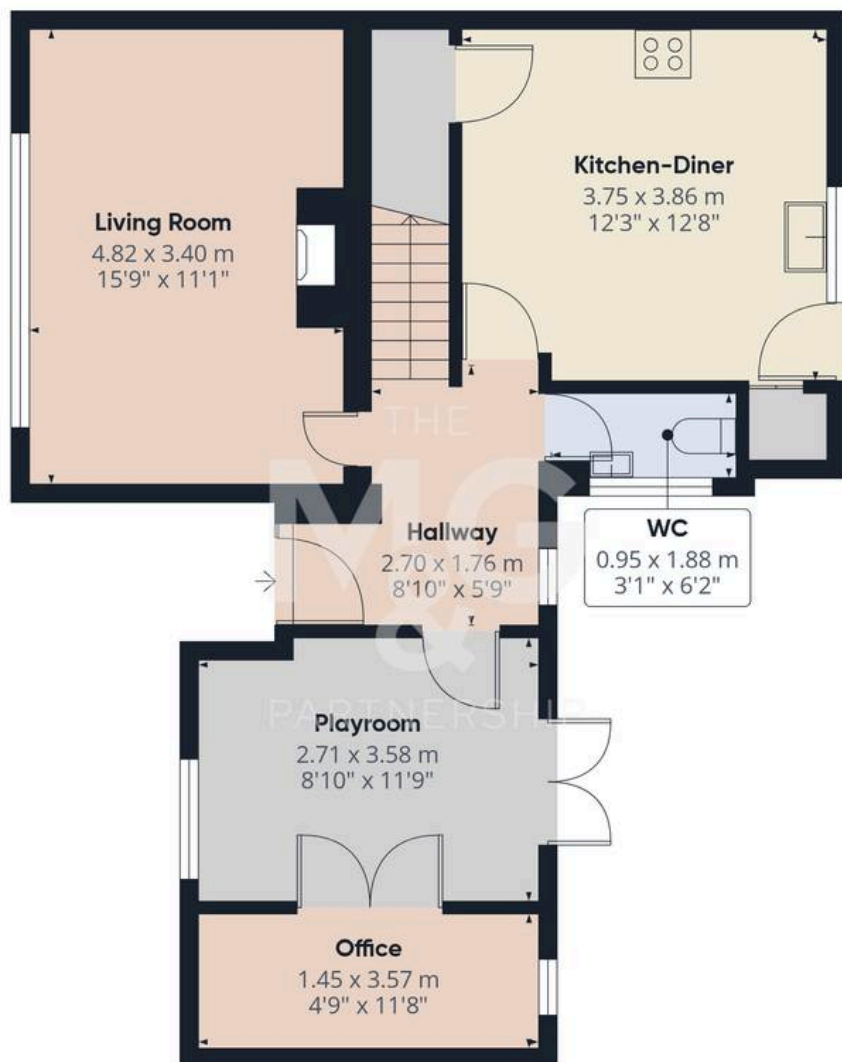
uPVC Double Glazing What3Words: ///prepared.munch.seat

Broadband: Ultrafast broadband available (source: Ofcom) Mobile

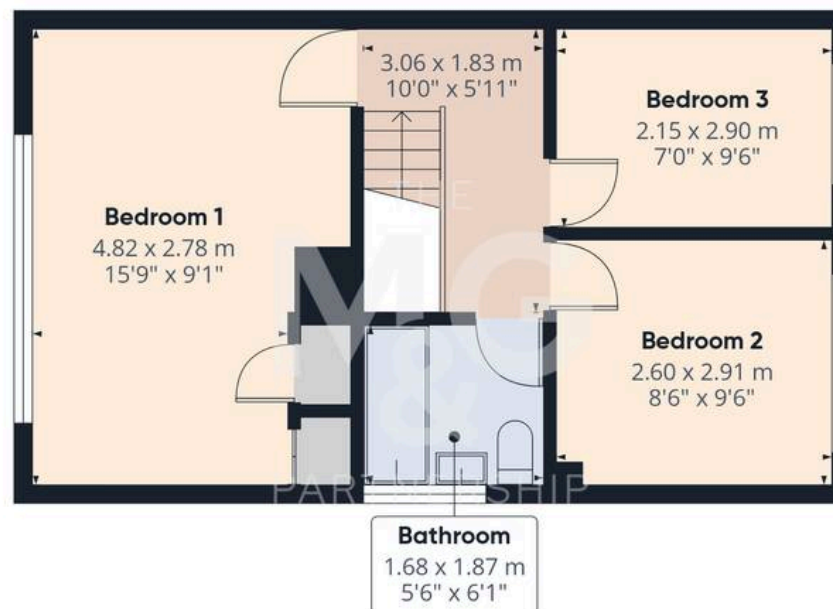
Coverage: Service available from all providers (source: Ofcom)



Interested? Call Us On
01284 755526



Floor 0



Floor 1

Approximate total area⁽¹⁾

93.7 m²

1007 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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.