THE
Mortimer
& Gausden
PARTNERSHIP

8, Cumberland Avenue,
Bury St. Edmunds, IP32 6TG

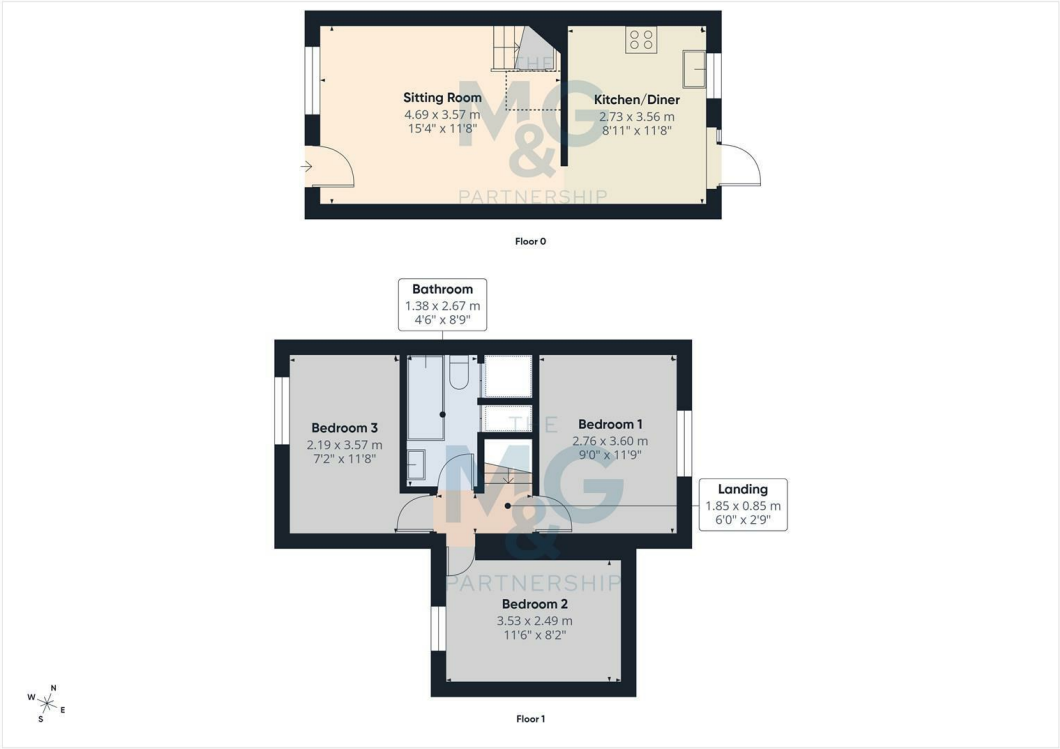
Guide Price
£210,000

Modern terraced home occupying a well served position

Offered for sale with the benefit of having NO ONWARD CHAIN, this modern terraced house presents an excellent opportunity for buyers seeking a home they can update and improve to their own taste. Requiring some cosmetic attention, the property already offers a very good level of accommodation and benefits from gas-fired central heating and uPVC sealed unit glazing.

Located close to all amenities, the house has three double bedrooms, an enclosed rear garden and allocated parking. The property would be well-suited to first-time buyers looking to take their first step onto the property ladder, or investors seeking a sound addition to a portfolio.

COUNCIL TAX - West Suffolk -BAND B
ENERGY PERFORMANCE RATING - C
SERVICES - Mains water, gas, electricity and drainage
BROADBAND -Ofcom states ultrafast service is available
Mobile - Ofcom states all mobile providers are likely
What3words ///tumblers.bristle.motored



- Well located modern terraced home
- Sitting room, kitchen/diner, 3 bedrooms
- Enclosed gardens, allocated parking
- Gas heating, uPVC sealed unit glazing
- CHAIN FREE

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.

mail@mortimerandgausden.co.uk
www.mortimerandgausden.co.uk
7 Langton Place, Bury St. Edmunds, Suffolk. IP33 1NE
01284 755526