



Mortimer &  
Gausden

INDEPENDENT ESTATE AGENTS

66 Appledown Drive,  
Bury St. Edmunds, IP32 7HQ

Guide Price  
£155,000

*An attractively presented  
maisonette occupying a popular  
residential setting*

If you have been looking for your first home, something for investment or perhaps somewhere you can easily 'lock and leave' while travelling, this surprisingly spacious maisonette is really quite a find.

Located on the ever popular Moreton Hall development, the property is close to all amenities and is within easy reach of the town centre.

The property, which is offered for sale in very good condition throughout, has its own private gardens to the front and ample off-road parking to the rear.

With a long lease and no ground rent or service charge to worry about, this lovely home is bound to have wide appeal

- Spacious and well appointed maisonette
- Established and well served location
- Ideal investment or first time buy
- Hall, superb dual aspect sitting room
- Kitchen, large double bedroom
- Gas central heating, uPVC glazing
- Private gardens, allocated parking
- Early viewing highly recommended



The property is easy to maintain with uPVC glazing and replacement fascias. The accommodation is served by gas-fired central heating and, in more detail, comprises:

An entrance hall on the ground floor has a staircase leading to the first-floor landing which has a useful storage cupboard.

The sitting room is of a very generous size and has a dual aspect. There is ample space for a dining table or a home office.

The kitchen has ample cupboards, worktop surfaces and appliance space and includes a wall mounted gas fired boiler.

The bedroom is another really good-sized room with a large recess ideal for wardrobes. Finally there is a modern bathroom with a white suite.

#### Outside

To the front of the property is a private garden which is enclosed by mature hedging and picket fencing. The gardens are laid to lawn with a small decked area providing a lovely area to relax. There is an allocated parking space to the rear with additional parking for visitors.

#### Lease

The property has a 166-year lease running from December 2011. There are no service or maintenance charges, with just a peppercorn ground rent.

COUNCIL TAX -BAND A

ENERGY PERFORMANCE RATING - C

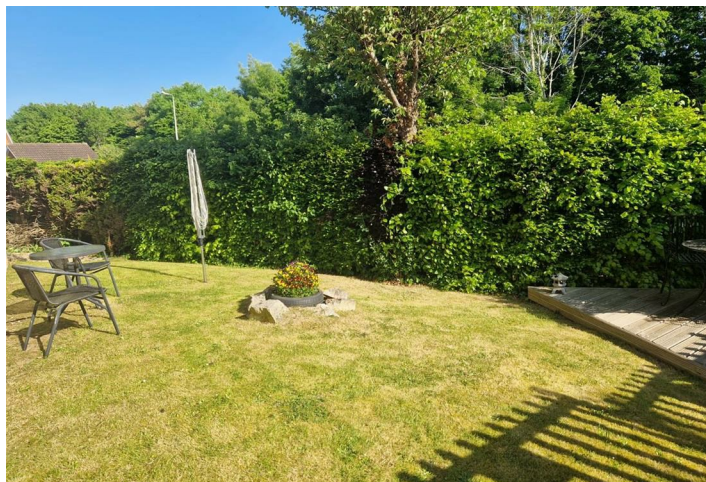
COUNCIL - West Suffolk

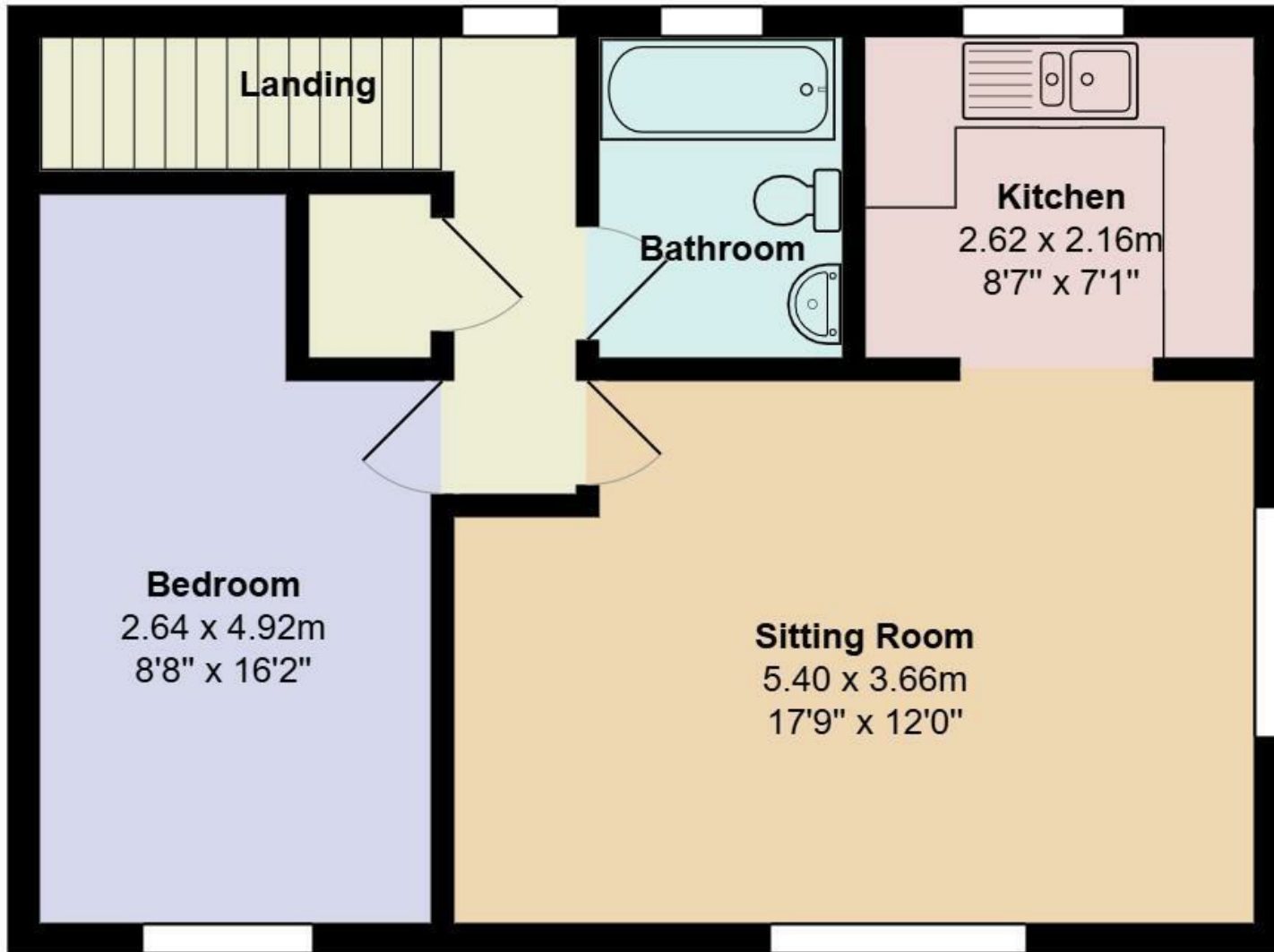
SERVICES - Mains water, gas, electricity and drainage.

BROADBAND -Ofcom states ultrafast is available

Mobile - Ofcom states all mobile providers are likely.

WHAT3WORDS ///rhino.polishing.dramatic





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.

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

01284 755526