Mortimer & Gausden

INDEPENDENT ESTATE AGENTS

2 Hickling Drive,
Bury St. Edmunds, IP33 2PU

Guide Price
£260,000

A spacious and much improved modern end of terrace occupying a well-served location

Located close to Hardwick Heath, the West Suffolk Hospital, and many other local amenities, this superb home offers an excellent level of accommodation including a bright open-plan sitting/dining/kitchen.

Set within wrap-around gardens with a garage en bloc, the house occupies sought-after location with easy access to the town centre which is around 1.5 miles away.

In our opinion, the house would be perfect for a young family or indeed anyone looking for a sound investment purchase.

- 3 Bedroom end-of-terrace home
- Open plan living, dining, kitchen
- Sun room, patio, gardens
- Garage en bloc
- 3 bedrooms, family bathroom
- Ideal family home, first buy, investment
- Close to Hospital and amenities.

Ground floor in brief -
The front offers an exterior cupboard space, and enclosed porch leading in to the house.
With an open plan ground floor, offering plenty of space to relax and entertain, the kitchen layout flows from the spacious open plan living and dining room. There is ample space to prepare meals and a handy breakfast bar area, also a large cupboard housing plumbing for a washing machine tucked away, with shelving above.

With the bonus of a separate garden room to the rear, a further family space to enjoy, all year round. The rooms are bright featuring large (double glazed) windows, meaning the home is well lit and feels open, which is enhanced by the neutral decor throughout.

First floor in brief -
Upstairs landing leads to family bathroom, recently updated and smartly presented with attractive feature tiles. There are 3 bedrooms, 2 double sized and one single. Access to partially boarded loft space. Recently updated Worcester boiler, in the airing cupboard serving the heating and hot water.

Outside in brief -
The front enjoys a pleasant outlook over the front garden and green space opposite. The garden room to the rear leads outside to a spacious paved entertaining patio area, the fully enclosed rear garden extends to an additional side garden, well screened with fencing and by established hedging. There are 2 pedestrian gates for ease of access.

The single garage is a short walk away, close by en-bloc and additional on-street parking outside is unrestricted.

COUNCIL TAX - Band B
ENERGY PERFORMANCE RATING - 72, C potential 86, B
COUNCIL - West Suffolk
SERVICES - All main services connected
BROADBAND - Ofcom states Ultrafast broadband is available
Mobile - Ofcom states all mobile phone providers are likely
WHAT3WORDS - ///surround.wonderful.niece

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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