

THE
Mortimer
& Gausden
PARTNERSHIP

22 Daisy Avenue,
Bury St. Edmunds, IP32 7PH

Guide Price
£220,000

Immaculately Presented & Modernised Two-Bedroom Maisonette

Located on the ever-popular Moreton Hall, Bury St Edmunds, this well presented and deceptively spacious, two-bedroom maisonette has been modernised and updated to a wonderful standard, presenting as a "turn-key" property for the next lucky owner!

The property benefits from fantastic access to all local amenities which Bury St Edmunds has to offer, including both independent and mainstream bars, restaurants and shops accessible via a short drive into the town centre, whilst also accommodating local eateries, supermarkets, leisure and educational facilities on the doorstep.

Allowing connections into Ipswich, Stowmarket & Cambridge, the A14 is in ease of reach, ideal for those needing to commute further afield for additional opportunities.

Upon arrival you are greeted by a single parking space in front of the single garage. Entry to the property can be found to the rear, as well as access into the courtyard garden.



- Immaculately Presented Maisonette
- Single Garage & Parking
- Freehold
- Contemporary Kitchen & Shower Room
- Popular Residential Location
- Fantastic For First Time Buyers & Investors Alike
- Move In Ready!
- Private Courtyard Garden With Access To Garage





Upon entry you are greeted by a small entrance hallway, perfect for coat and shoe storage, with the stairs leading to the first floor.

The large, open-plan living-dining area is bathed in natural light courtesy of the dual aspect, and makes for a superb and social heart to the home. The stylish kitchen has recently been refurbished to accommodate a choice of low and eye level storage amongst appliances, finished in a charming shaker-style navy fascia with copper detailing. Integrated appliances include an oven, hob and extractor fan, whilst space and plumbing facilities are available for a free-standing fridge-freezer and washing machine.

Bedroom one is a generous double bedroom, whilst bedroom two is currently utilised as a guest room / office.

The shower room is complete with contemporary pink tiling, wc, basin, walk-in shower and heated towel rail.

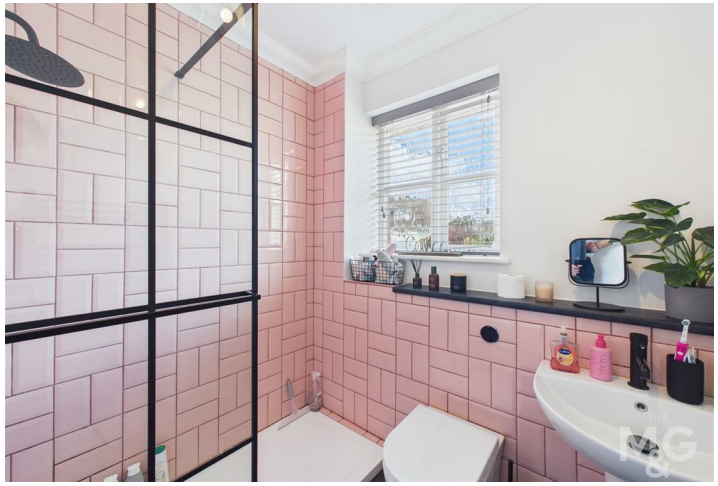
Outside:
The private courtyard garden is low maintenence but ideal for adding potted colour and enjoying a Summer BBQ. Access into the rear of the garage can be found which is complete with power.

Agent Notes:
EPC Rating - C
Council Tax - B (West Suffolk)
All mains services connected
Boiler installed in 2018 - serviced annually
Double glazed throughout
What3Words: ///nursery.during.segmented
Broadband: Ultrafast broadband available (source: Ofcom)
Mobile Coverage: Service available from all providers (source: Ofcom)



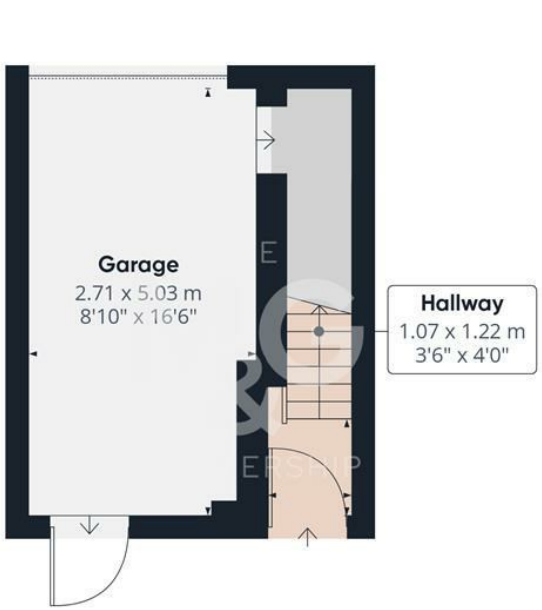




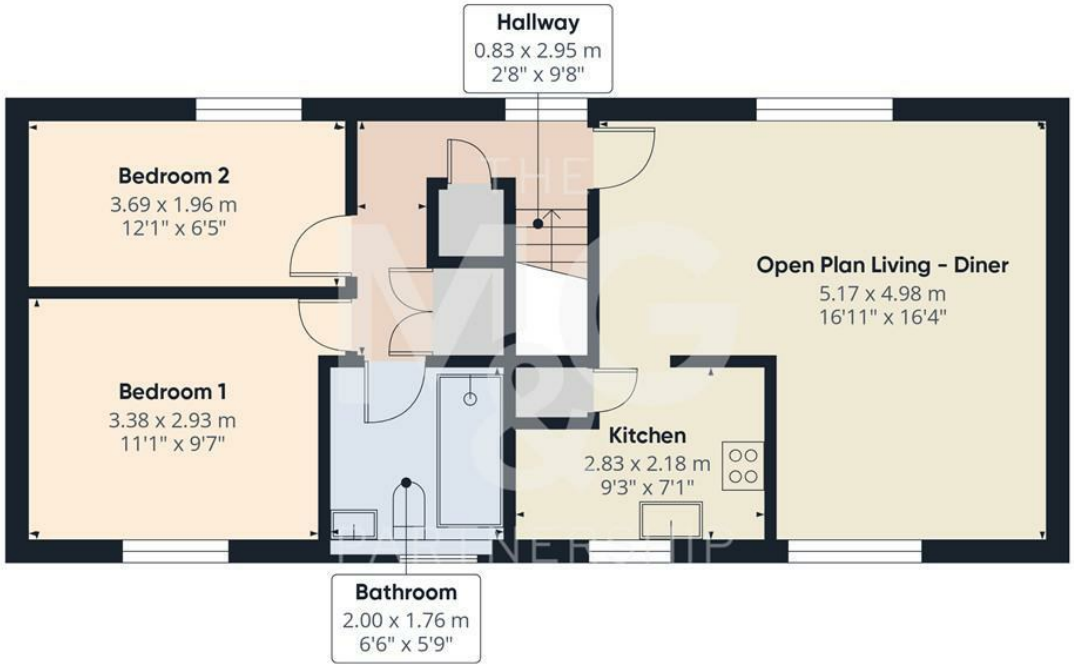








Floor 0



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.
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