18 Worcester Close,
Bury St. Edmunds, Suffolk, IP32 7JR

Guide Price
£270,000

Extended Two Bedroom Property In A Popular Residential Location

Located on the ever-popular Moreton Hall, this extended, two bedroom, end-of-terrace property is ideal for a range of buyers including those upsizing, downsizing, first-time-buyers and even investors offering <5.5 - 5.7% gross yield.

Moreton Hall offers a range of benefits and access to all local amenities including bars, restaurants, shops, supermarkets, educational and leisure facilities which can be found a short walk into the thriving town centre. Likewise, a choice of amenities can also be found within the development.

Public transport links are also available taking you into the town centre, schools and the West Suffolk Hospital.

Quick access to the A14 is ideal for those regularly commuting for professional or leisure needs.

- Well-Presented Two Bedroom Home
- Ideal For A Range Of Buyers
- Extended Kitchen-Dining Area
- Single Garage & Allocated Parking
- Two Double Bedrooms
- Four Piece Bathroom Suite
- Fitted Wardrobes In Bedroom 1
- Mostly Laid To Lawn Rear Garden

Ground Floor:
Upon entry you are greeted by a small entrance hall, holding access to the cloakroom and lounge. The cloakroom is fitted with wc, basin and storage. The sizeable lounge is complete with hard flooring for a modern and hard wearing finish. Understairs storage, staircase and double doors opening into the kitchen-diner can all be found.

The wonderfully extended kitchen-diner provides a fantastic heart to the home. The vaulted ceiling fitted with velux windows, alongside double doors overlooking the rear garden allow for ample light to flood the property and further accentuate the space. The kitchen is fit with a range of low and eye level storage, whilst integrated appliances create a flush and professional finish. Appliances include: fridge, freezer, gas range oven and cooker hood. Undercounter space and plumbing facilities are available for both a washing machine and dishwasher.

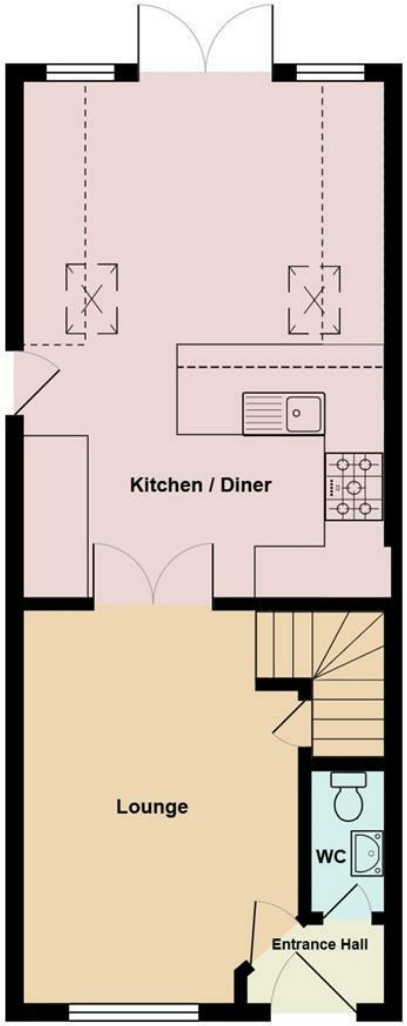
First Floor:
Upstairs, the landing holds access to two double bedrooms and family bathroom.
Bedroom 1 provides a superb choice of fitted storage and overlooks the front of the property.
The second double bedroom overlooks the rear.

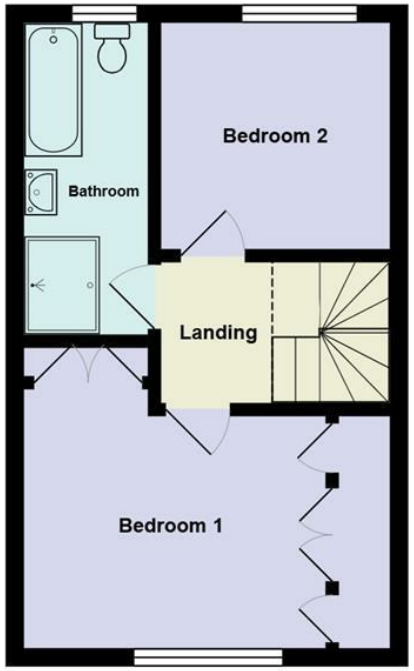
The family bathroom has been extended to accommodate wc, basin, bath, shower cubicle and shelving.

Outside:
The private rear garden is mostly laid to lawn, but offers a sizeable patio for summer furniture. An outside socket and tap can be found, with gated access leading to the front of the property.

The single garage with allocated parking space can be found to the right hand side.

Agent Notes:
Gas central heating
Mains water, drainage and gas
EPC Rating: C
Council Tax: B
What3Words:///transmits.intend.ribcage





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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