Mortimer & Gausden

INDEPENDENT ESTATE AGENTS

14 Willow Way,
Bury St. Edmunds, Suffolk, IP33 3ZG

Guide Price
£260,000

*An attractively presented modern townhouse.*

If you have been searching for a property in a quiet location, but still want to be close to all town centre amenities, this well-presented, modern, end-of-terrace is bound to appeal.

The property, which is being sold with NO ONWARD CHAIN, provides well planned accommodation which is served by gas-fired central heating and uPVC sealed unit glazing.

Set in private enclosed gardens with 2 parking spaces to the rear, this really is a 'MUST-SEE' home.

Willow Way is a quiet, cul-de-sac located within easy walking distance of the town centre and railway station. Bury St. Edmunds offers an excellent range of amenities including superb shopping, a wide variety of recreational facilities and highly regarded educational sites for all ages.

- Well-presented modern end-of-terrace house
- Just minutes from the town centre
- Hall, cloakroom, fitted kitchen, lounge/diner
- 2 Double bedrooms, en-suite and bathroom
- Gas central heating. uPVC sealed unit glazing
- Enclosed gardens, 2 allocated parking spaces
- No upward chain. Early viewing advised

As previously mentioned this modern townhouse has been well maintained and is being sold with the benefit of having NO UPWARD CHAIN. The property is served by gas fired central heating and uPVC sealed unit glazing.

In our opinion, the property would be perfect for those people looking to downsize to an easily maintained home. The house would also be ideal for anyone searching for a sound rental investment with a rental value of around £1,200PCM.

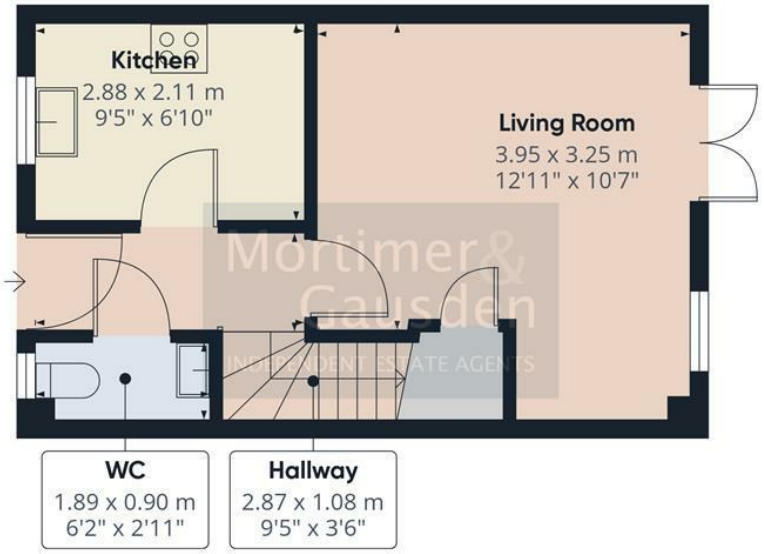
The entrance hall gives access to the cloakroom, fitted kitchen and sitting/dining room. The kitchen provides ample cupboards, worktop surfaces and appliance space. There is also a built-in oven with gas hob and cooker hood. The sitting room is a lovely bright living space and includes a dining area and a useful storage cupboard. French doors lead out into the garden.

On the first floor: The landing area, with airing cupboard, leads to the principal bedroom which has an en-suite shower room. Bedroom 2 is of a good size, and includes fitted wardrobes whilst overlooking the rear of the property. The family bathroom is fitted with wc, basin, bath with shower over and storage.

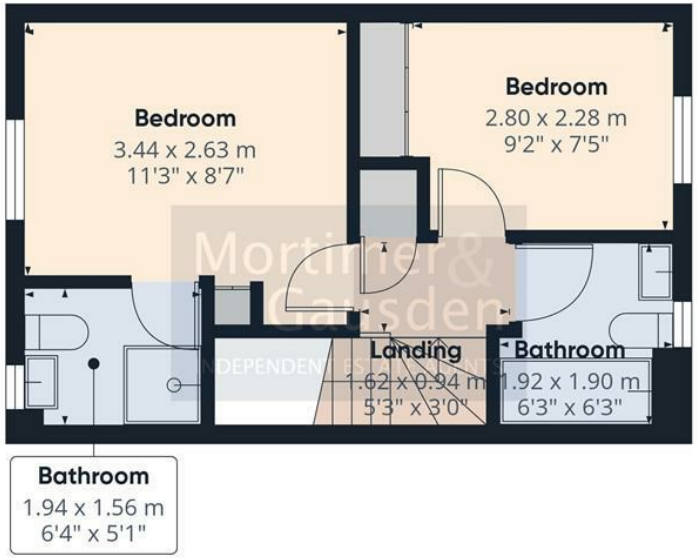
Outside
The main gardens are formed to the rear of the property and have been attractively hard landscaped for ease of maintenance. The gardens, which afford a good degree of privacy and seclusion, enjoy a sunny aspect and include a gate leading to the 2 allocated parking spaces located immediately behind the house.

Gated access to the side of the property leads from front-to-rear, adding both convenience as well as useful storage space.

Council Tax - Band B
Developer: Bloor Homes
EPC Rating - C
Council - West Suffolk.
Services - All main services are connected
Broadband - Ofcom states Ultrafast broadband is available
Mobile - Ofcom states all mobile phone providers are likely
WHAT3WORDS///residual.boring.trembles




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.

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