

**Mortimer & Gausden**

INDEPENDENT ESTATE AGENTS



21 Kendall Close,  
Bury St. Edmunds, IP32 7PQ

Guide Price  
£245,000



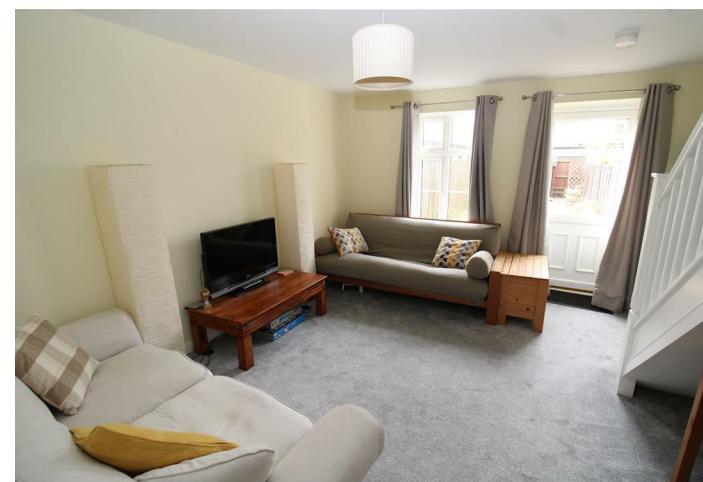
*A great 2 bedroom mid terrace.  
Ideal for first time buyers,  
investors, or down-sizers.*

This property occupies a pleasant setting on Moreton Hall. Local amenities include shops, post office, community centre, nursery, schools for all ages, doctor's surgery, church and a public house. There is also the Skyliner Sports Centre close by.

The town centre offers an extensive range of educational, recreational and shopping facilities and can be easily reached by car or by many cycle paths.  
The A14 can be easily accessed, to Ipswich, Cambridge and London via the M11.

In our opinion this is a great modern home with wide appeal, maybe suited for first-time buyers, or ideal to add to an investment portfolio.

- Modern Mid Terraced home
- Popular well-served location
- 2 bedrooms, bathroom
- Living room, kitchen, cloakroom
- Parking, west-facing garden
- Easy access to all local facilities



In a popular location on the Moreton Hall development, this property is well presented throughout.

From the moment you step inside this lovely house, you will appreciate that it has been extremely well looked after. The accommodation, which benefits from gas-fired central heating and uPVC sealed unit glazing, has a bright and homely feel to it.

On the ground floor: An entrance hall gives access to the cloakroom, boiler/storage cupboard, living room and kitchen. The sitting room is a lovely bright room with a door leading into the garden and stairs up to the first floor. The fitted kitchen includes ample cupboards, worktop surfaces and appliance space, and window to the front.

On the first floor: A landing area leads to the stylish family bathroom and both bedrooms. The main bedroom to the rear enjoys a large over-stairs cupboard, and built in wardrobes.

#### Outside

The gardens to the front of the house are laid to lawn and open plan. A parking space is located close to the property and a pathway leads to the front door.

The fenced enclosed rear gardens are laid mostly to lawn. A patio area provides the perfect space to sit and relax and there is a timber shed and rear gate access to the garden.

Agents Note - fee for maintaining communal areas.  
Tenure - Freehold.

Council Tax - Band B - West Suffolk.

Services - all mains services are connected.

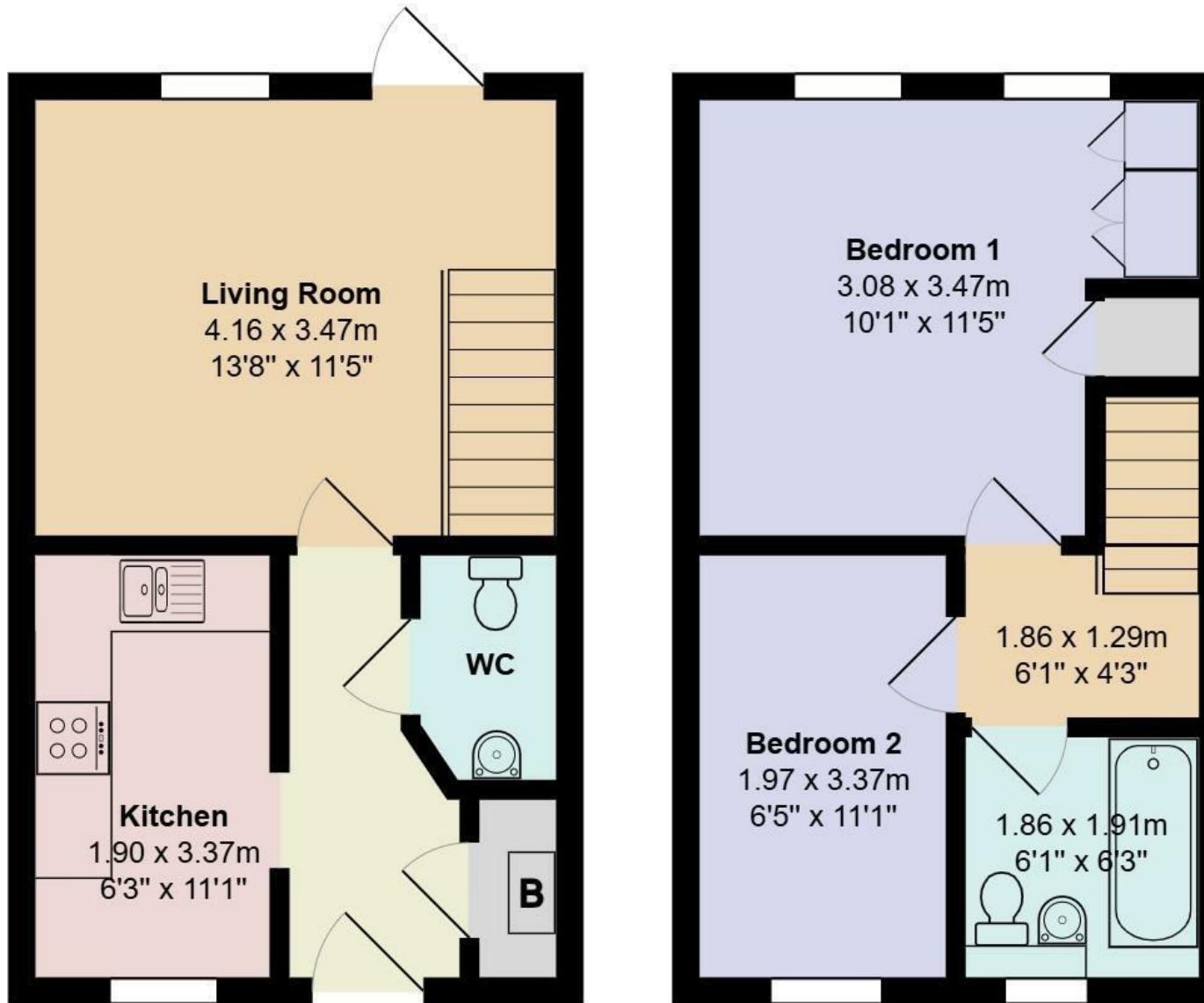
Energy Performance Rating - Current C.

Ofcom states - All mobile providers likely outdoors.

Internet - Ultrafast broadband available.

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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.