Mortimer & Gausden

INDEPENDENT ESTATE AGENTS

22 St. Nicholas Close,
Bury St. Edmunds, IP32 7AX

Offers In Excess Of
£230,000

# *A Remodelled Two-Bedroom Terrace With Open Plan Living*

Occupying a pleasant setting within walking distance of the town centre, this stylish modern terraced house has been much improved by the present owner and is offered in first-class condition throughout.

The property offers well-balanced accommodation with a superb open-plan layout and a lovely long rear garden - perfect for relaxing or entertaining.

With two generous bedrooms, a beautifully refitted bathroom, and a modern kitchen with large breakfast bar, this smart and easily maintained home is larger than it first appears and has been tastefully styled throughout.

An excellent opportunity for first-time buyers, investors, or anyone seeking a ready-to-move-into home in a sought-after position close to all amenities.

- Deceptively spacious modern terrace
- Contemporary kitchen with breakfast bar
- Stylish new bathroom with Japanese bath and rainfall shower over
- Two double bedrooms with fitted storage
- Overlooking a green, long rear gardens
- Tucked away setting close to town centre
- Gas central heating, uPVC glazing
- CHAIN FREE - Viewing Highly Recommended

Ground Floor:
Upon entry you're greeted by a small entrance hallway, ideal for coat storage, with access to both the staircase and lounge.

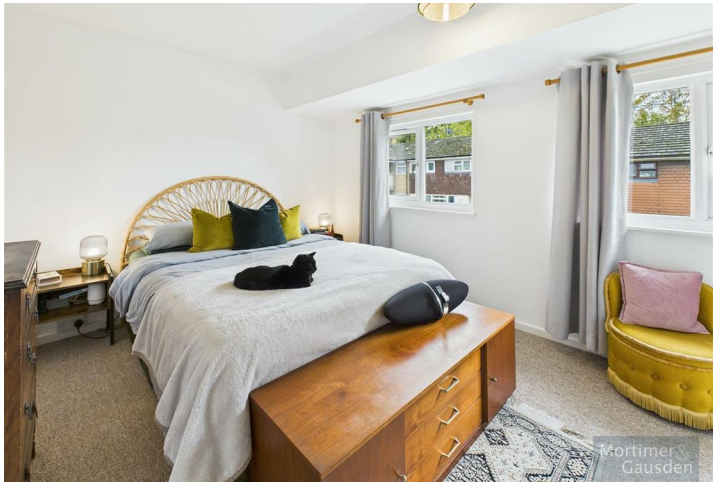
The ground floor has been cleverly reconfigured, creating a desirable, open-plan living space, bathed in natural light due to the dual aspect. The modern kitchen with a sizeable breakfast bar to sit up to eight people has been finished to a superb standard for both practicality and style. Fitted appliances include oven, hob, extractor fan, fridge-freezer and dishwasher. Additional space to the side has been configured into a utility area, holding power and plumbing for a washing machine and tumble dryer. There is gas fired combination boiler, which we understand was installed in 2021. A glazed door leads to the rear garden.

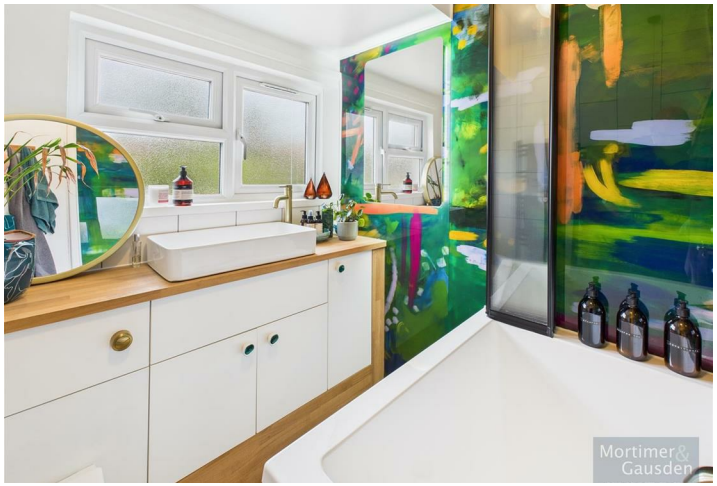
Upstairs, the landing gives access to two large double bedrooms, both with fitted storage. The bathroom has been adapted to include wc, basin, shower over Japanese-style bath, heated towel rail and storage.

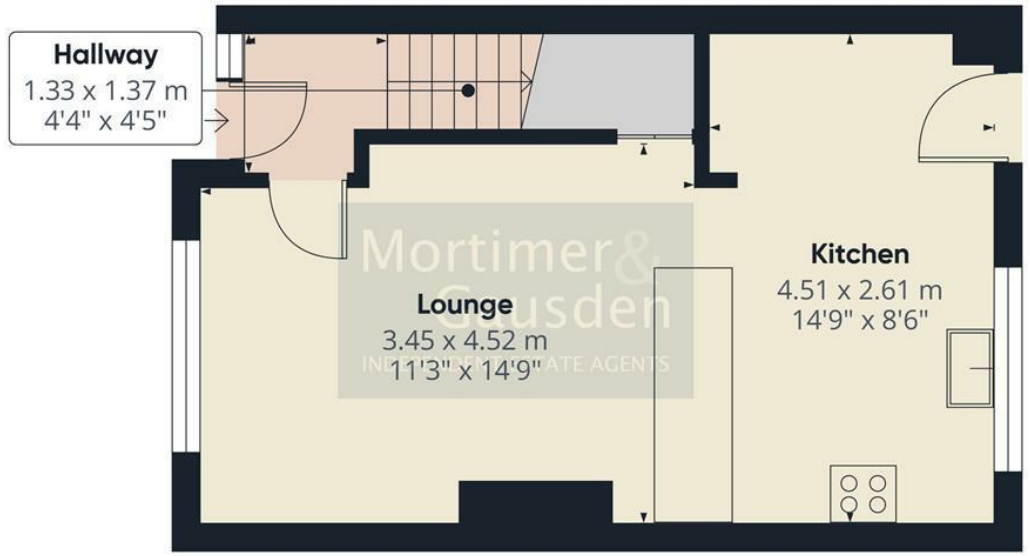
Outside:
The gardens to the front of the property have been hard landscaped for easy maintenance and overlook a small enclosed green. A shared side access leads to the enclosed rear gardens, which are of a very good size and are laid predominantly to lawn with a large patio area.

Agents Note: There is ample communal parking near the house, and we understand that the vendor currently rents a garage close by.

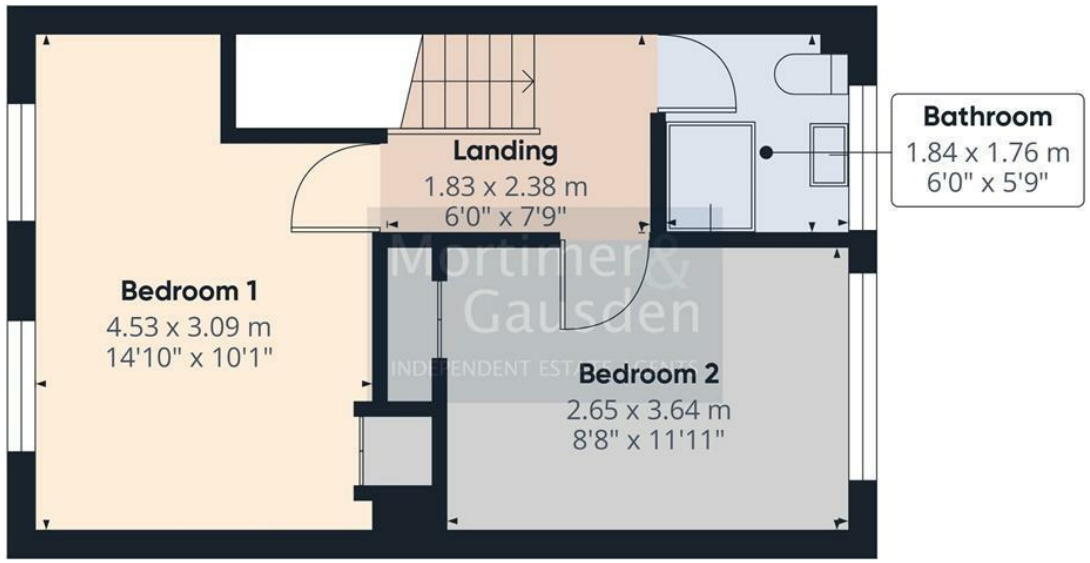
Council Tax - Band B
EPC Rating - C
Council - West Suffolk.
Services - All main services are connected
Broadband - Ofcom states Ultrarfast broadband is available
Mobile - Ofcom states all mobile phone providers are likely
WHAT3WORDS ///rainfall.sleep.chestnuts








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.

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