



Mortimer &
Gausden

INDEPENDENT ESTATE AGENTS

6 Alicia Court Southgate Street,
Bury St. Edmunds, IP33 2BB

Guide Price
£280,000

A CHAIN FREE home with lots of potential and a great location

This surprisingly spacious semi-detached home occupies a pleasant 'tucked away' cul-de-sac setting, close to the town centre.

The house, which has NO ONWARD CHAIN, will require elements of cosmetic updating, but already benefits from having a modern kitchen, gas fired central heating, and uPVC sealed unit glazing.

The property has a single garage to the side and private walled gardens to the rear.

As properties in this location rarely come to the market, an early internal inspection is highly recommended.

- Spacious semi detached house
- Close to town centre amenities
- Entrance hall, large sitting room
- Fitted kitchen/diner, conservatory
- 2 Bedrooms, shower room
- Gas fired central heating
- uPVC sealed unit glazing
- Single garage, enclosed gardens



Alicia Court is located just off Southgate Street and a short walk from the town centre.

In our opinion, the house would be perfect for first-time buyers, anyone looking to downsize or as an investment property. In more detail, the accommodation comprises:

Ground Floor

The entrance hall leads into the spacious sitting room, which includes a staircase to the first floor, an understair storage cupboard and a large picture window overlooking the front gardens.

An opening leads into the kitchen/diner, which is fitted with a range of cupboards and worktop surfaces. There is ample appliance space and an integrated oven, hob and dishwasher. There is plenty of space for a dining table, and glazed doors lead into a pleasant conservatory.

First Floor

The landing area gives access to both bedrooms and a shower room. Bedroom 1 is of a particularly good size and includes a range of fitted wardrobes. Bedroom 2 also includes fitted wardrobes, which, if removed, would add considerably to the size of the room.

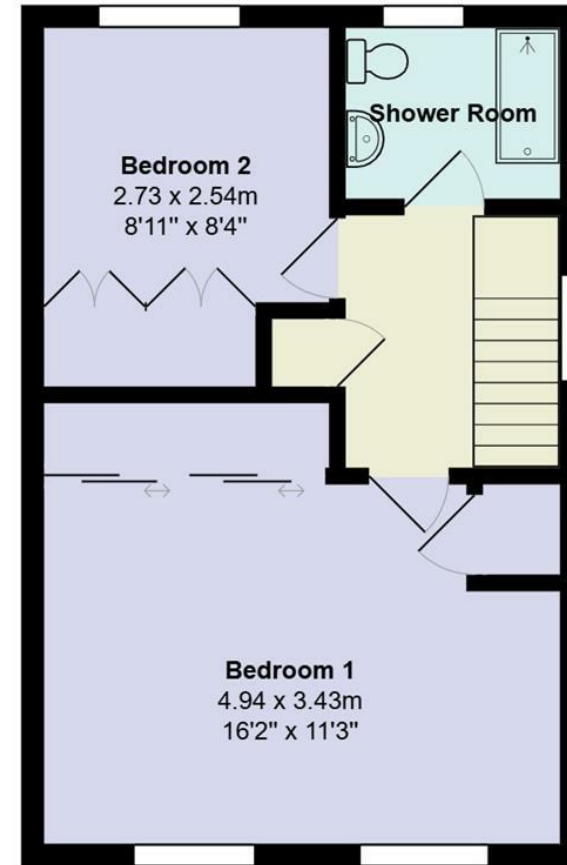
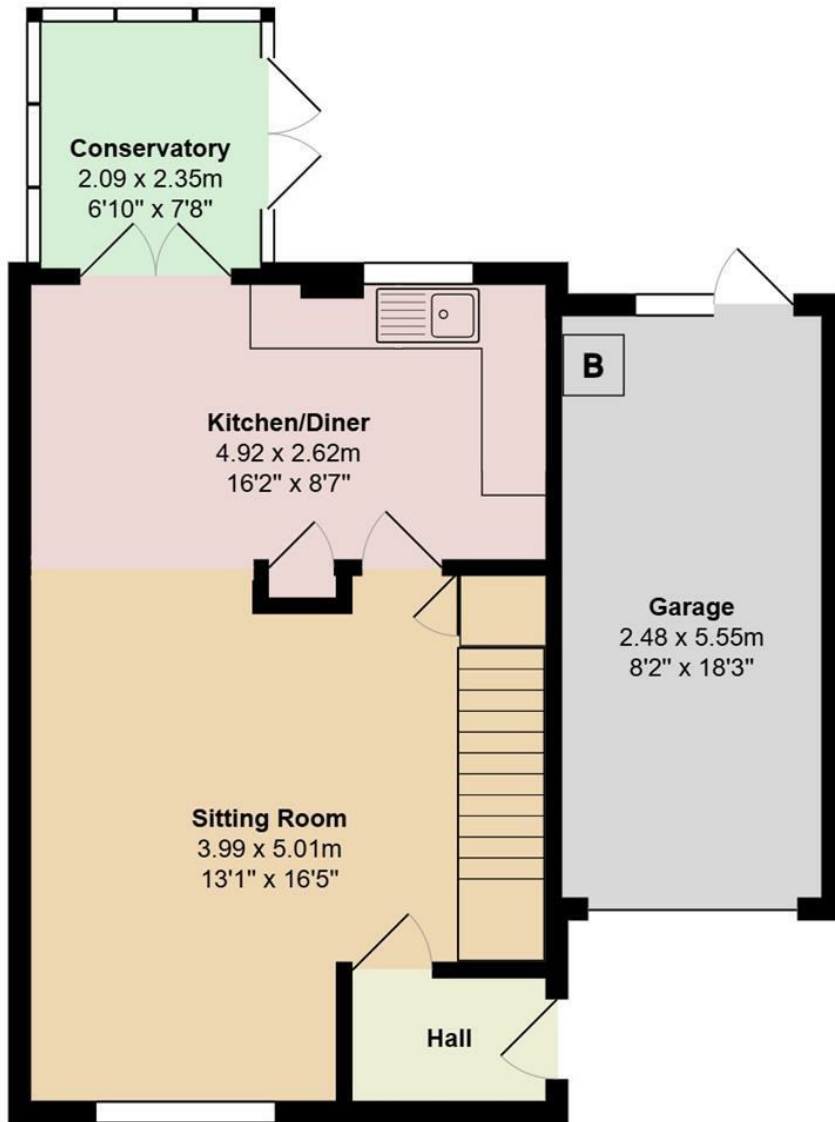
Outside

To the front of the house are low-maintenance gardens which are enclosed by picket fencing. The garage, to the side of the house, has a rear courtesy door and also houses the gas-fired boiler, which serves the central heating.

The rear gardens afford a good degree of privacy and seclusion and are enclosed by brick and flint walling. The gardens include an area of lawn, planted borders and a sheltered patio.

COUNCIL TAX - BAND C - West Suffolk
ENERGY PERFORMANCE RATING - TBC
SERVICES - Mains water, electricity, gas and drainage
BROADBAND - Ofcom states Superfast broadband is available
Mobile - Ofcom states all mobile phone providers are likely
WHAT3WORDS ///reclined.robot.smuggled





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