Mortimer & Gausden

INDEPENDENT ESTATE AGENTS

29 Mortimer Road,
Bury St. Edmunds, IP32 7PF

Guide Price
£270,000

Prepare to be impressed!

This BEAUTIFULLY PRESENTED end terrace house has been significantly improved by the present vendors and is offered for sale in first-class condition throughout.

Occupying a pleasant location on the popular Moreton Hall development, we believe the property would be perfect for first-time buyers, downsizers, or an excellent addition to any rental portfolio.

The area offers an exceptional range of amenities including, primary school, upper school, sports complex, church, public house, coffee shop, post office, doctors surgery, community centre and Tesco Express store. The town centre can be easily reached by car, foot or numerous cycle-ways. The A14 is also easy to access and provides a fast route to Ipswich, Cambridge and London via the M11.

- Immaculate end of terrace home
- Impressive fitted kitchen
- Large sitting/dining room, cloak room
- Particularly good sized main bedroom
- 2 further bedrooms
- Stylish family bathroom
- Gas fired central heating
- Solar water heating system
- Popular well served location

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, uPVC sealed unit glazing and solar water heating, has a lovely light airy feel to it.

On the ground floor: An entrance hall gives access to the cloakroom, sitting room/dining room and kitchen. The sitting room is a lovely bright room with patio doors leading into the garden and offers plenty of space for a good-sized table. The smart fitted kitchen is bound to impress and includes ample cupboards, worktop surfaces and appliance space. There is a breakfast bar and a built-in dishwasher.

On the first floor: A landing area leads to the stylish family bathroom and all 3 bedrooms. Bedroom 1 is particularly generous in size.

Outside
The gardens to the front of the house are laid to lawn and planted with a variety of shrubs which provide excellent screening. An allocated parking space is located close to the property. The fence-enclosed rear gardens are laid mostly to lawn with shrub borders. Raised timber decking provides the perfect space to sit and relax and there is a timber shed and rear gate access to the garden.

Agents Note - An annual service charge of £300 is payable for maintaining communal areas.
Council Tax - Band C
Energy Performance Rating - TBA

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