Mortimer & Gausden

INDEPENDENT ESTATE AGENTS

14 Qwysson Avenue,
Bury St. Edmunds, Suffolk, IP33 1AH

Offers In Excess Of
£300,000

An easily maintained home, close to all town centre amenities.

Located within easy walking distance of the town centre, this spacious and well-appointed home provides an impressive range of accommodation, including a very spacious first-floor sitting room, a fitted kitchen, two good-sized bedrooms and a modern bathroom. The ground floor includes a cloakroom and a further bedroom/home office.

Occupying a pleasant cul de sac setting, the house includes a single garage and an enclosed garden.

The house, which is being sold with the benefit of having NO UPWARD CHAIN, is served by gas-fired central heating, sealed unit glazing and has an alarm system.

- FREEHOLD home minutes from town amenities
- Perfect for couples, investment or downsizing
- Hall, cloakroom, bedroom 3/home office
- Large sitting room, fitted kitchen, dining area
- 2 Further bedrooms, modern bathroom
- Gas fired central heating, sealed unit glazing
- Enclosed rear gardens, single garage & parking
- NO UPWARD CHAIN - Early viewing advised

The property has been successfully rented out for several years and has a current rental value of between £1,300 and £1,400 PCM, making it a worthy addition to anyone's investment portfolio.

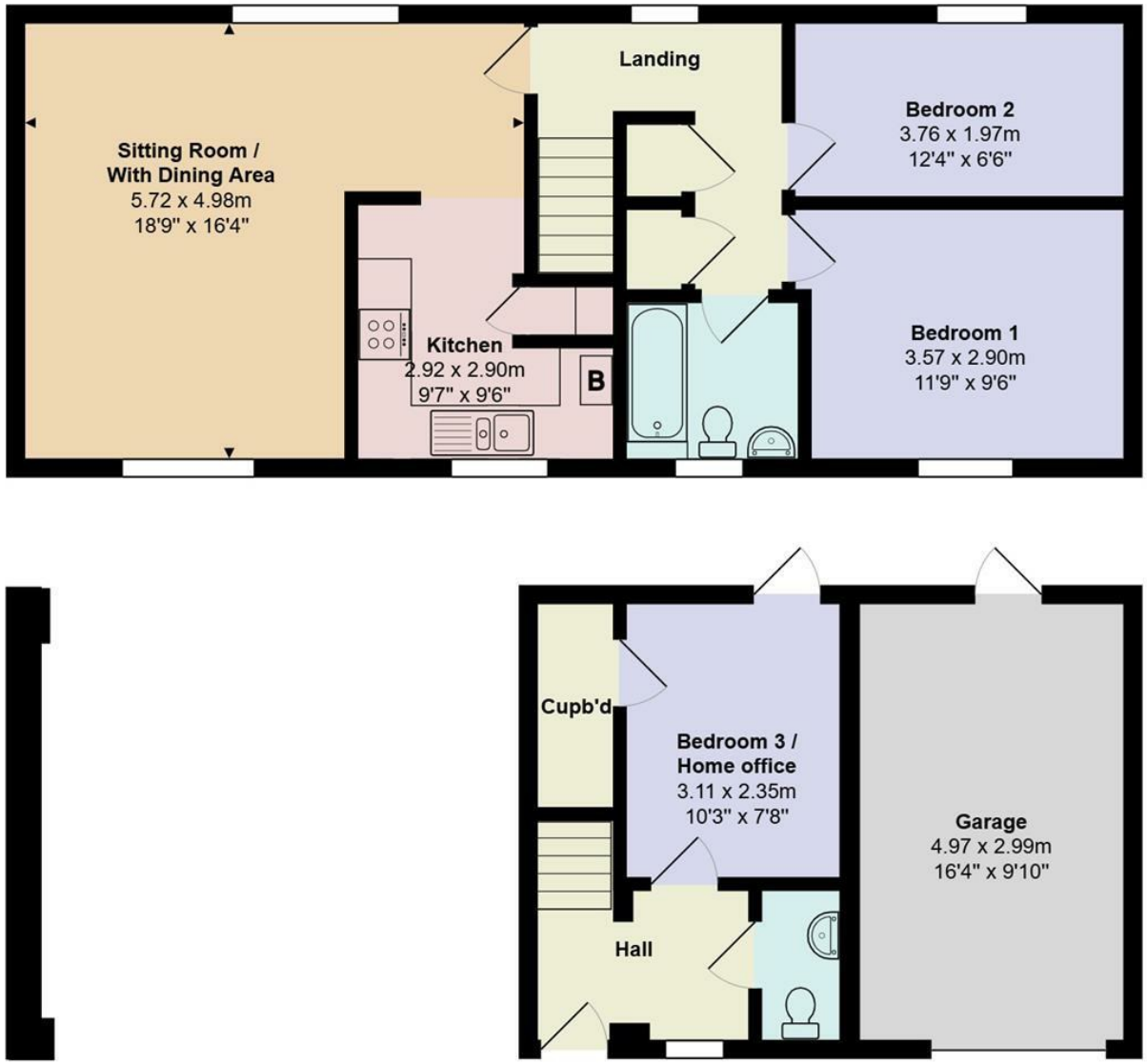
In more detail, the accommodation comprises:

On the ground floor:
The entrance hall includes a staircase to the first floor, a cloakroom and a 3rd bedroom, which has previously been used as a home office. This room also has a large storage cupboard and a stable door to a small courtyard.

On the first floor:
A light and bright landing area includes 2 fitted wardrobes. The sitting room is of a very generous size and has a dual aspect. The dining area leads into the kitchen, which has a range of fitted units, worktop surfaces and an integrated oven and hob. There are 2 well proportioned bedrooms and a modern bathroom.

Outside:
To the front of the house are small gardens planted with mature shrubs. A parking area leads up to the single garage. The garage has light. power and water connected and provides the potential for conversion - subject of course to consent. To the rear of the property is a fence enclosed courtyard garden providing the perfect spot to relax with a glass of wine and a good book.

COUNCIL TAX - BAND - C
ENERGY PERFORMANCE RATING - C
COUNCIL - West Suffolk
Ofcom - Broadband Ultra fast available / Mobile coverage - All likely
What 3 Words -///gurgling.winds.prom



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