

Mortimer &  
Gausden

INDEPENDENT ESTATE AGENTS



5 Haselmere Close,  
Bury St. Edmunds, IP32 7JQ

Guide Price  
£235,000

## *Beautifully presented end of terrace home in a popular location*

Occupying a desirable position on The Bartons, part of the sought-after Moreton Hall area, this well-maintained modern home offers comfortable, well-planned accommodation and is perfectly placed for local amenities and is within around 1.5 miles of the town centre.

The property has been updated to a high standard and features a refitted kitchen, stylish contemporary shower room, and attractive décor throughout. It benefits from gas-fired central heating, UPVC glazing, and quality floor coverings.

With a sunny, low-maintenance rear garden, a garage, and parking to the front, this appealing property would be ideal for first-time buyers or investment purchasers seeking a home ready to move straight into.

- CHAIN FREE modern end of terrace
- Occupying a popular well served location
- Hall, refitted kitchen, spacious living room
- 2 Bedrooms, refitted shower room
- Gas central heating. UPVC sealed unit glazing.
- Single garage with parking to the front.
- Enclosed rear garden.
- Ideal investment or first-time buy



The accommodation, in more detail, comprises:

#### Ground Floor

An entrance hall leads to the stylish refitted kitchen, with a range of contemporary units, ample worktop surfaces, a built-in oven, hob and extractor hood. There is plumbing for a washing machine and space for a fridge freezer.

The good-sized sitting room has ample space for a dining table, with a glazed door opening onto the garden and a large picture window allowing plenty of natural light. Stairs rise from the living area to the first floor.

#### First Floor

The main bedroom is a generous double with space for wardrobes and additional furniture. Bedroom two is a good-sized single, ideal as a home office or guest room. The shower room, formerly a bathroom, has been updated in a contemporary style with a double shower enclosure, wash hand basin, and a quality finish. A cupboard houses the gas combination boiler.

#### Outside

To the front is a small garden area, with the garage to the side, with a driveway providing parking. A side gate leads to the rear garden, which enjoys a sunny aspect and has been hard landscaped for ease of maintenance. The large paved terrace is perfect for entertaining!

#### Investment Potential

With an estimated rental value of around £1,200 per calendar month, this property would make an excellent addition to an investment portfolio.

COUNCIL TAX - BAND B - West Suffolk

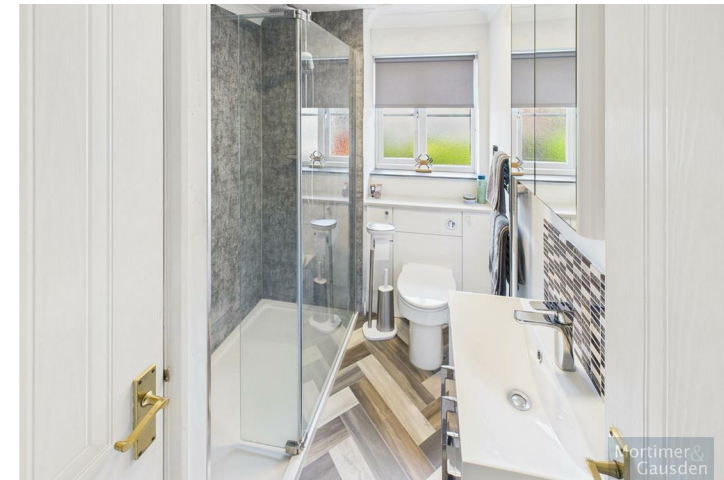
ENERGY PERFORMANCE RATING - C

SERVICES - Mains water, electricity, gas and drainage

BROADBAND - Ofcom states Ultrafast broadband is available

Mobile - Ofcom states all mobile phone providers are likely

WHAT3WORDS ///yours.backlog.befitting



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