

THE  
**Mortimer  
& Gausden**  
PARTNERSHIP



67 Cannon Street,  
Bury St. Edmunds, IP33 1JN

Offers In Excess Of  
£250,000

## *An attractively presented modern town home with parking space and courtyard garden*

A modern terraced home with attractively presented accommodation throughout. This home has been much-loved and is an ideal property for anyone seeking bright and spacious modern living, it would potentially suit a first-time buyer, down-sizers, or investors.

With 2 good sized bedrooms, modern bathroom, generous sitting room, and a lovely open plan dining space opening into the kitchen. There is a bonus conservatory and loft-room, adding useful extra spaces to what is already a very comfortable home.



- Modern terraced home - with parking
- Convenient location for town centre
- 2 bedrooms, bathroom, landing
- Spacious sitting room, hallway
- Open plan kitchen/diner
- Conservatory, courtyard garden
- Attractively presented throughout



Accommodation comprises -

On the Ground Floor

An entrance hallway with stairs to the first floor leads in to the spacious sitting room. This bright room enjoys a large window to the front, an open fire place, and additional open area under the stairs. A door leads in to the lovely bright dining room to the rear, which opens into the modern fitted kitchen area. A back door leads into the bonus conservatory space, attractively lined in part with recycled timber creating a cosy 'lodge' feel. The back door opens to a paved courtyard garden, with access to a pathway to the rear, a shed, and space to sit out under a grape-vine.

On the first floor - a generous landing leads to all rooms, and a ladder gives access to a loft room.

The family bathroom is attractively presented, with a shower-over-bath, pedestal wash basin and WC.

The main bedroom to the front is a lovely size with a large window and a generous built-in wardrobe. The second bedroom is also a generous double, with plenty of space for furniture, and window to the rear.

To the front of the property is an area of off-street parking suited to a small-medium size vehicle. There is additional street parking close by with Residents Permit Parking available, and from this convenient location it is an easy walk into town, or to the Railway Station.

ENERGY PERFORMANCE RATING - C

COUNCIL TAX BAND - B COUNCIL - West Suffolk

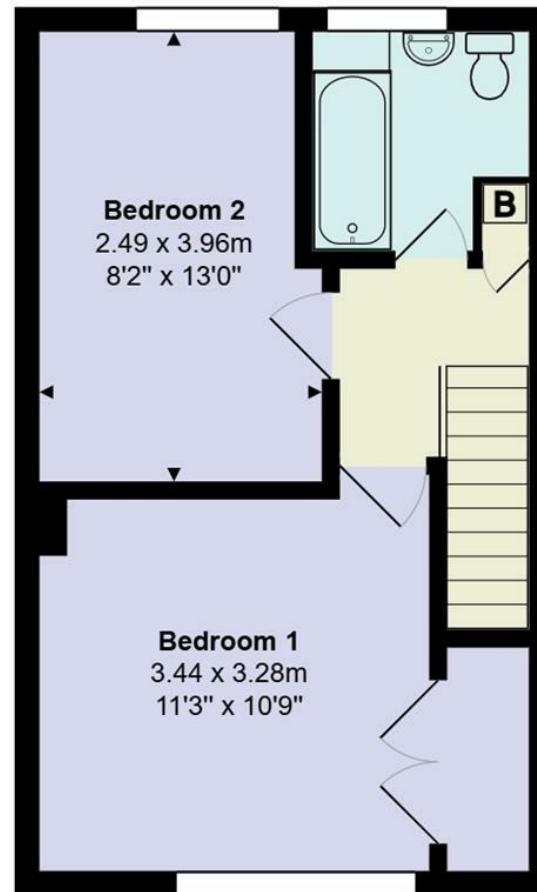
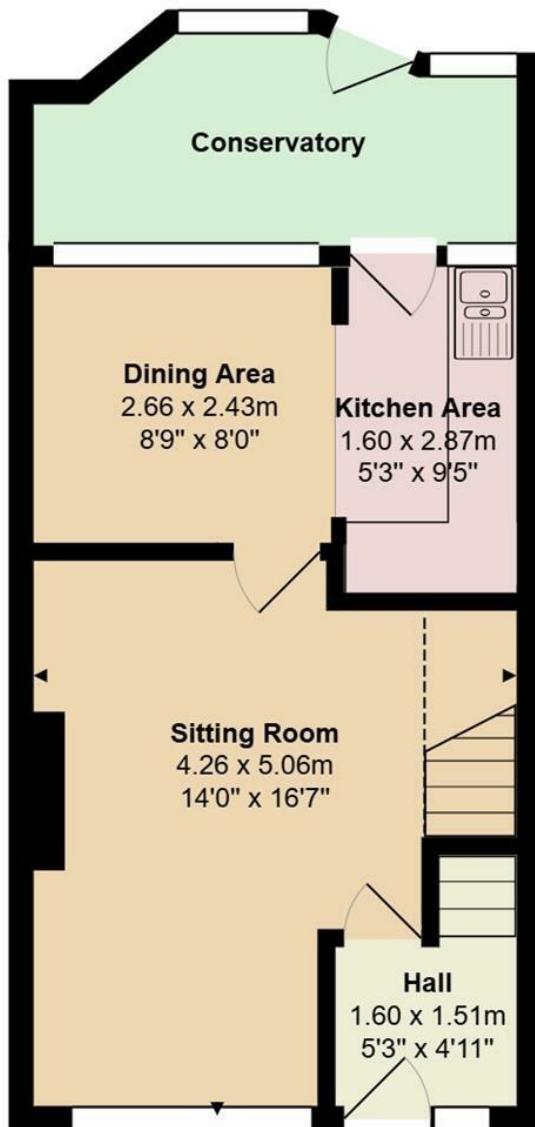
BROADBAND - Ofcom states Ultrafast broadband is available

MOBILE - Ofcom states all mobile phone providers are likely

SERVICES- Mains Water, Electricity, Gas, Drainage

WHAT3WORDS ///zoom.shade.lighters





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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[mail@mortimerandgausden.co.uk](mailto:mail@mortimerandgausden.co.uk)

[www.mortimerandgausden.co.uk](http://www.mortimerandgausden.co.uk)

7 Langton Place, Bury St. Edmunds, Suffolk. IP33 1NE

01284 755526