

Mortimer &
Gausden

INDEPENDENT ESTATE AGENTS

17 Everard Close,
Bury St. Edmunds, IP32 6RU

Guide Price
£210,000

Lots of space, potential, and close to all amenities

This modern end of terrace home is CHAIN FREE and in our opinion, would be perfect for first-time buyers, young families or anyone looking for a sound investment.

Located close to a range of shops, schools, and local amenities, this three-bedroom end-of-terrace property requires a little updating and represents an excellent opportunity for those looking to add their own ideas to a home whilst adding to its value.

The house enjoys a practical layout with generous room sizes and plenty of natural light throughout.

With low-maintenance gardens, uPVC sealed unit glazing, and gas-fired central heating served by a recently installed combination boiler, this competitively priced property has much to offer.

- Spacious end of terrace home
- Close to a range of local amenities
- Porch, hall, cloakroom, kitchen
- Sitting room, separate dining room
- 3 Good sized bedrooms, shower room
- Gas central heating, uPVC glazing
- Front and enclosed rear gardens
- On street parking. CHAIN FREE



An entrance porch opens into the hallway, where there is a cloakroom. The ground floor offers two separate reception rooms, including a spacious sitting room with French doors that open onto the low-maintenance, hard landscaped gardens. The kitchen is fitted with a range of units and work surfaces, providing ample space for appliances, and features a glazed door that leads directly to the garden.

Upstairs, the landing leads to three well-proportioned bedrooms and a modern shower room, formerly the bathroom.

Outside

The front of the property features a fenced, block-paved garden, while the rear gardens have been hard landscaped for easy upkeep and are fully enclosed with fencing and walling. Additional benefits include a practical brick-built utility shed and rear pedestrian access. On-street parking is available.

RENTAL VALUE APPROX £1150 PCM

COUNCIL TAX -BAND B

ENERGY PERFORMANCE RATING - D

COUNCIL - West Suffolk

SERVICES - Mains water, gas, electricity and drainage.

BROADBAND -Ofcom states ultrafast is available

Mobile - Ofcom states all mobile providers are likely.

WHAT3WORDS ///punctuate.waters.canoe



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