Mortimer & Gausden

INDEPENDENT ESTATE AGENTS

1 Fulcher Close,
Bury St. Edmunds, IP33 2NP

Guide Price
£250,000

A spacious end of terrace home, in a well served location

Occupying a pleasant position on the popular Nowton Estate, this attractively presented modern end of terrace is being sold with the benefit of having NO UPWARD CHAIN.

Whether you are looking for a home for your growing family or perhaps something for investment, this extended home is bound to impress. Decorated in a neutral colour scheme with new carpets throughout, the house is somewhat larger than the outside might suggest - making an internal viewing essential.

The property fronts a small green and is close to primary schooling, shops and the West Suffolk Hospital. Hardwick Heath and Nowton Park are both also within easy reach. The town centre is around 1.5 miles away and can be reached by car, foot, cyclepath and a regular bus service.

- Spacious modern end of terrace
- Located close to all local amenities
- Hall, cloakroom, 24 ft reception room
- Fitted kitchen, separate utility room
- 3 Good sized bedrooms, bathroom
- Gas fired central heating, uPVC glazing,
- Enclosed gardens. NO UPWARD CHAIN

On the ground floor:
The entrance hall has a downstairs cloakroom and a door leading into the dining area The dining area has space for a good-sized table and is open plan into the large sitting room with French doors to the gardens. The kitchen is fitted with a range of units and worktop surfaces with ample appliance space and an integrated double oven, hob and fridge freezer. The house has been extended to the rear with the addition of a large utility room.

On the first floor:
A spacious landing area includes access to the loft space and a cupboard housing a modern gas combination boiler serving the central heating. All 3 bedrooms are of a very good size with bedrooms 1 & 2 being large double rooms and bedroom 3 being a very generous sized single room. The bathroom has a classic white suite.

Outside
The property sits at the end of a triangular-shaped green with small front gardens being planted with shrubs. The rear gardens enjoy a sunny aspect and are hard landscaped for ease of maintenance. The gardens include a useful brick shed and a rear gate leading to a communal parking area.

COUNCIL TAX - BAND B
ENERGY PERFORMANCE RATING - D
COUNCIL - West Suffolk
SERVICES - All main services connected
BROADBAND - Ofcom states Ultrafast broadband is available
MOBILE- Ofcom states all mobile phone providers are likely
WHAT3WORDS ///tickles.shelters.wordplay

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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