Mortimer & Gausden

INDEPENDENT ESTATE AGENTS

2 Ion Road,
Bury St. Edmunds, Suffolk, IP32 6RZ

Guide Price
£235,000

A great location and lots of space for family living

IDEAL FAMILY HOME - Located within easy reach of local schools and shops, this modern end of terrace house provides a particularly spacious range of accommodation.

The property, which benefits from gas fired central heating and upvc sealed unit glazing, would be perfect for a growing family, as a first time buy or indeed as a worthy addition to anyone's investment portfolio.

The house is situated within a very well served residential area, which is on a regular bus route and conveniently located to access nearby amenities, which include: schooling for all ages, two parades of shops and a post office. A range of supermarkets and a large leisure centre are also located close by.

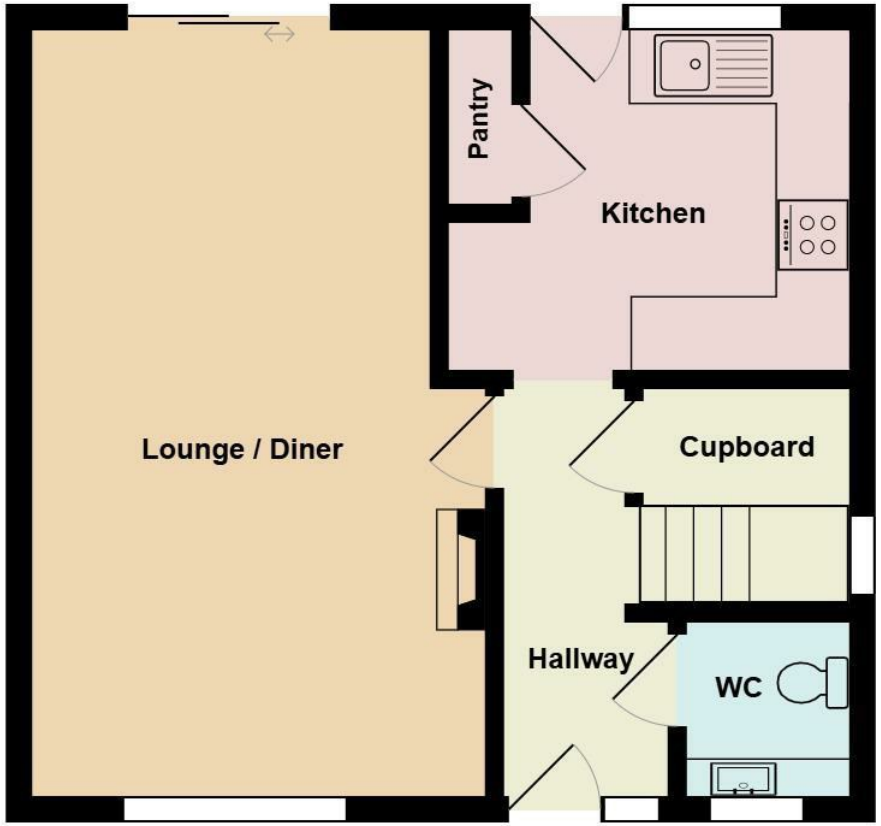
- Spacious modern end of terrace
- Occupying a well served location
- Cloakroom, refitted kitchen, sitting room
- 3 Good sized bedrooms, bathroom
- Gas fired central heating
- uPVC sealed unit glazing
- Enclosed gardens
- BT Fibre broadband installed

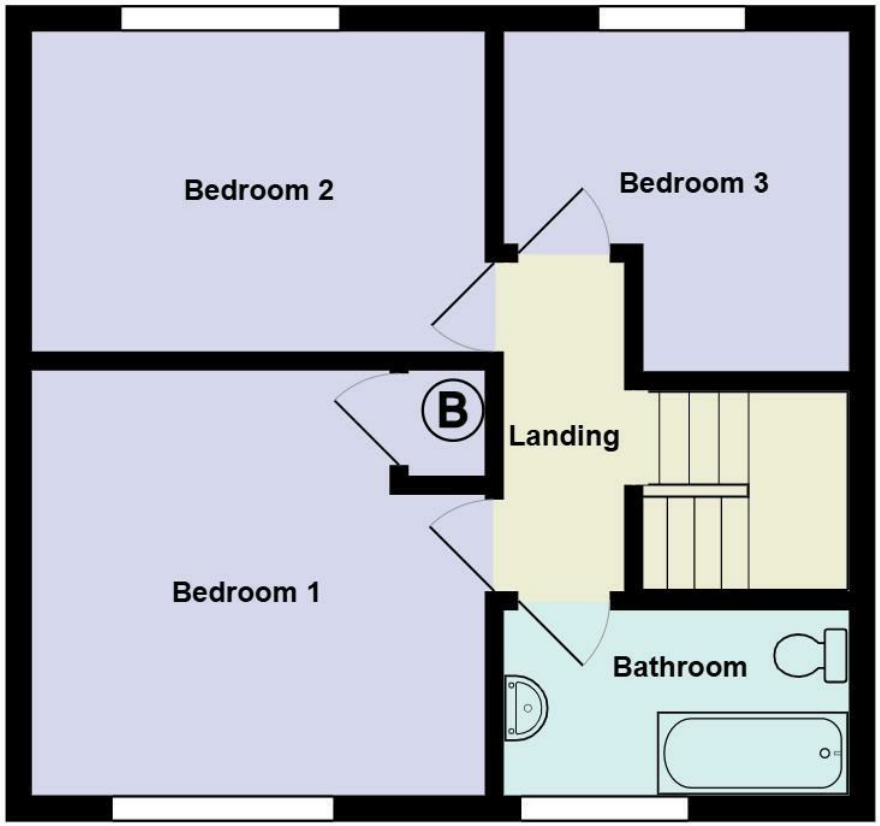
The property offers spacious accommodation and benefits from gas fired central heating, uPVC sealed unit glazing and BT Fiber Broadband has been installed.

The ground floor features a good-sized hall with a modern cloakroom. The large dual aspect lounge/dining room has patio doors to the garden. A stylish fitted kitchen includes an integrated double oven and hob and plentiful storage. On the first floor there are 2 double bedrooms, a good-sized 3rd bedroom and a refitted family bathroom.

Outside
To the front of the property is a small open plan garden laid to lawn. The enclosed rear gardens, which afford good levels of privacy, have been pleasantly landscaped and include lawn and patio areas, as well as a good-sized brick built outbuilding, providing useful storage. There is ample on street parking.

COUNCIL TAX - BAND B
ENERGY PERFORMANCE CERTIFICATE - Currently C
COUNCIL - West Suffolk Council
SERVICES - All mains services are available
BROADBAND - Ofcom states that Ultrafast broadband is available
MOBILE - Ofcom states all mobile phone providers are likely
WHAT3WORDS - ///miss.stun.craftsman





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