



THE
**Mortimer
& Gausden**
PARTNERSHIP

9 Manning Road,
Bury St Edmunds, Suffolk, IP32 7GF

Offers In Excess Of
£280,000

Stylish Three Bedroom Terrace Home

Welcome to Manning Road, a well-presented three-bedroom, terrace property, situated on the highly sought-after Moreton Hall development in Bury St Edmunds.

This generously proportioned three-bedroom home enjoys superb access to a wide range of local amenities, with the town providing an excellent selection of both independent and high-street bars, restaurants, and shops, all easily reached by a short drive into the town centre.

In addition, a variety of local eateries, supermarkets, leisure facilities, and well-regarded educational establishments are conveniently located close by.

Excellent transport links further enhance the appeal, with the A14 easily accessible, providing direct connections to Ipswich, Stowmarket, and Cambridge—making the property ideal for commuters seeking wider professional opportunities.

Upon arrival you are greeted by a block paved driveway, suitable for two vehicles.

- Well-Presented & Stylish Property
- Popular Residential Location
- Driveway For Two Vehicles
- NO ONWARD CHAIN
- Fitted Wardrobes In Principal Bedroom
- Private Rear Garden
- Superb For A Range Of Buyers
- Contemporary Kitchen



Ground Floor:

The entrance hall provides access to the modern kitchen, fitted with a choice of low and eye-level storage, finished with a high-gloss fascia. The oven and gas hob is integrated, whilst space and plumbing facilities are available for a fridge-freezer, washing machine and dishwasher. A cleverly designed pull out cupboard provides additional worktop space / small table if required.

The spacious lounge-diner sits to the rear of the property and is bathed in natural light, whilst overlooking the private rear garden.

Completing the ground floor, you find the contemporary cloakroom, fitted with wc, basin and storage.

First Floor:

Upstairs, the landing holds access to all three bedrooms and family bathroom.

Bedroom one is a large double room overlooking the rear of the property, and supports fitted wardrobes.

Bedroom two and three are well-proportioned and overlook the front.

The family bathroom has been recently modernised with wc, basin, bath with shower over and storage.

Outside:

The private rear garden is mostly laid to lawn, with a patio leading from the double doors, whilst a large shed with workbench and bike store can also be found.

There are two allocated off-road parking spaces to the front

Agent Notes:

EPC Rating - C

Council Tax - C (West Suffolk)

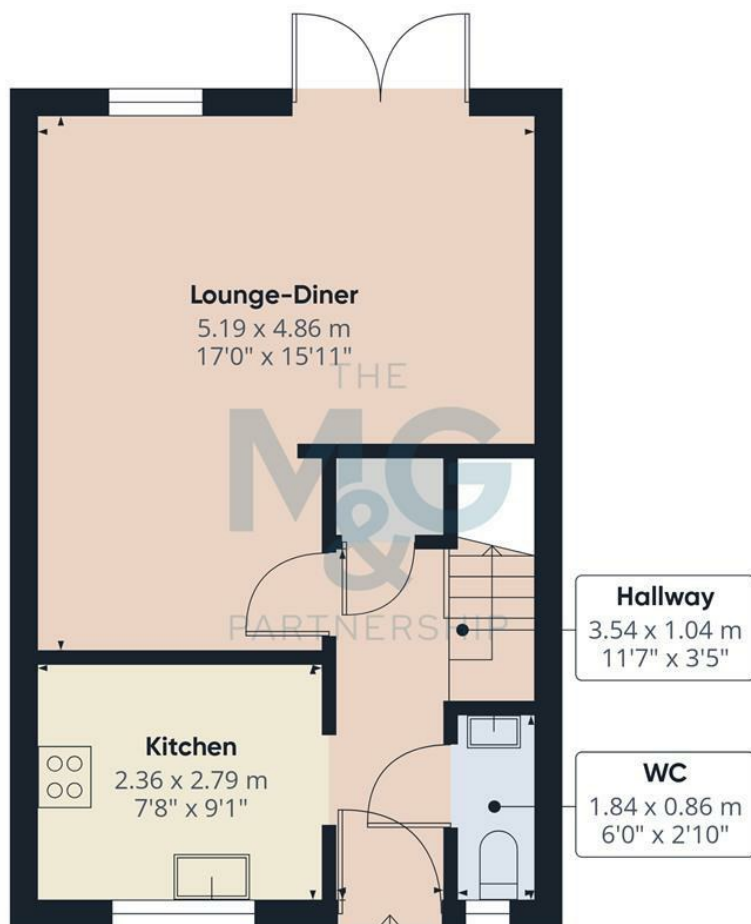
All mains services connected

What3Words: ///starfish.natively.horses

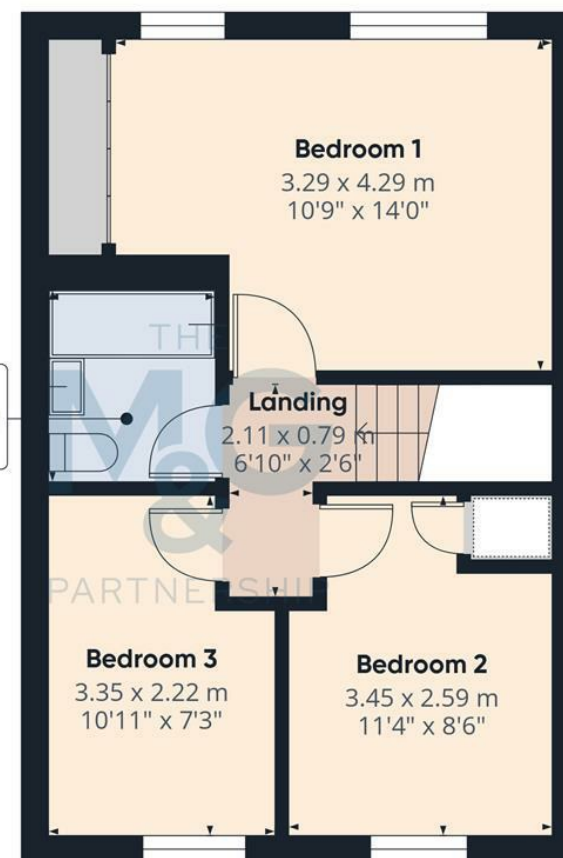
Broadband: Ultrafast broadband available (source: Ofcom)

Mobile Coverage: Service available from all providers (source: Ofcom)





Floor 0



Floor 1

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.

The Mortimer & Gausden Partnership is a trading name of Mortimer & Gausden Ltd.

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