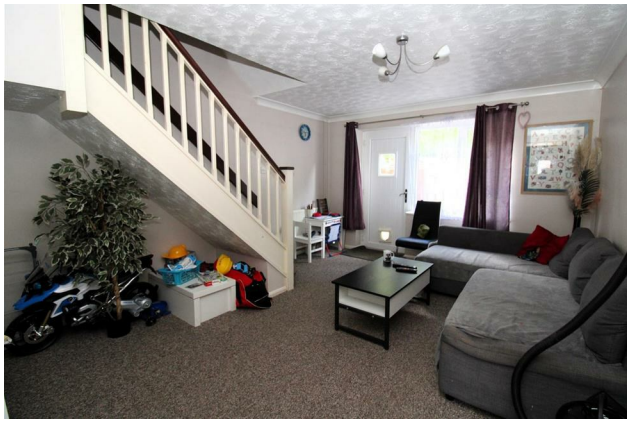
Mortimer & Gausden
INDEPENDENT ESTATE AGENTS

23 Brackenwood Crescent, Bury St. Edmunds, IP32 7JN

This modern end of terrace, provides well planned accommodation with enclosed gardens and ample off road parking. In our opinion, it would be perfect for INVESTMENT or anyone looking for their FIRST HOME.

The property has NO UPWARD CHAIN and occupies a pleasant position on the popular Bartons development. It is close to a range of local amenities and is around 1.2 miles from the town centre.



- Chain free modern terraced home
- Hall, kitchen, spacious sitting/dining room
- 2 Good sized bedrooms, family bathroom
- Gas fired heating, uPVC sealed unit glazing
- Enclosed gardens, allocated parking

Guide Price £230,000

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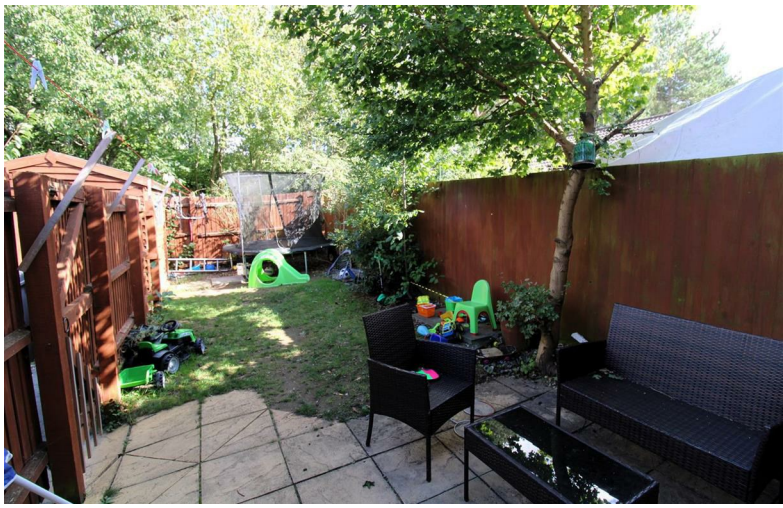


General Information

The property occupies a pleasant cul de sac setting on the popular Bartons development. The town centre can be easily reached by foot, car or cycleway. Bury St. Edmunds offers an excellent range of educational, recreational and shopping facilities. The A14 provides a fast route to Ipswich, Cambridge and London (Via the M11).

Whether you are looking for your first home or something to downsize to, this modern end of terraced house is bound to be of interest. The property would also be perfect for anyone wanting to add to their investment portfolio with an approximate rental value of £950 PCM.

On the ground floor: The entrance hall gives access to the fitted kitchen which includes ample appliance space. The sitting room is large enough to take a small dining table and has a door leading out to the rear gardens.

On the first floor; The landing gives access to both bedrooms and the modern bathroom. The house has gas fired central heating and uPVC-sealed unit glazing.

Outside
The gardens to the front of the house have been hard landscaped for ease of maintenance. The rear gardens are fully enclosed by fencing and are laid to lawn with a sheltered patio area and useful garden shed. A side access leads to the driveway which provides parking for 3 cars.

COUNCIL TAX - BAND B

Directions
From the town centre proceed along Angel Hill crossing straight over the traffic lights into Eastgate Street. At the mini roundabout take the righthand fork onto Barton Road. Take the second righthand turning into Kingsworth Road then left into Pondgrove Close. Turn right into Brackenwood Crescent.

Entrance Porch

Entrance Hall

Kitchen 8'5 x 8'0 (2.57m x 2.44m)

Sitting/Dining Room 15'6 x 12'0 (4.72m x 3.66m)

First Floor

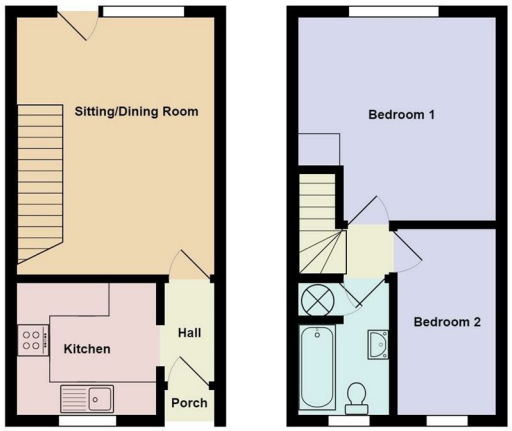
Bedroom 1 12'7 x 12'0 (3.84m x 3.66m)

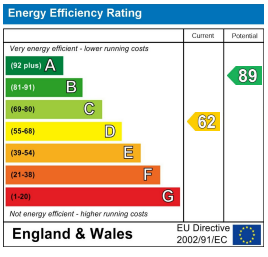
Bedroom 2 11'7 x 5'10 (3.53m x 1.78m)

Bathroom

Gardens

Parking





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