



Mortimer &
Gausden

INDEPENDENT ESTATE AGENTS

22 Abbeyfields,
Bury St. Edmunds, Suffolk, IP33 1AQ

Guide Price
£300,000

-TICKING ALL THE BOXES-

This attractively presented modern townhouse occupies an excellent location within easy walking distance of the town centre and all amenities.

In our opinion, the property would be perfect for young families, investment buyers or indeed anyone looking for an easily maintained home in a great location.

The property occupies an ideal position on a small development just off Eastgate street, within comfortable walking distance of the thriving town centre. Bury St. Edmunds offers an extensive range of shopping, educational and recreation amenities. The A14 provides fast access to Ipswich, Cambridge and London (via the M11) whilst the train station can be found within 1.1 miles.



- Modern Townhouse In Excellent Condition Throughout
- Located Within Comfortable Walking Distance Of The Town Centre
- Two Double Bedrooms & One Single
- Spacious Sitting Room Overlooking The Rear
- Gas Fired Central Heating
- Enclosed Rear Gardens
- Two Allocated Parking Spaces



The property is understood to have been built in 2013 and is presented in very good order throughout. The house has a stylish contemporary feel and is served by gas fired central heating and UPVC sealed unit glazing.

Ground Floor:

The entrance hall with cloakroom off, leads to the sitting room and kitchen. The stylish kitchen/breakfast room includes a choice of low and eye level storage with an integrated double oven, hob and cooker hood. Space for a dining table creates the perfect family space.

The sitting room features patio doors leading to the rear garden allowing the space to be bathed in natural sunlight.

First Floor:

Upstairs provides access to all three bedrooms and family bathroom.

Bedroom one is a sizeable double room with large, mirror fronted, fitted wardrobes allowing for maximised floorspace. Bedroom two is also a generously sized double and overlooks the front of the property. Bedroom three, albeit the smallest, makes for an ideal office, study, dressing room, playroom or cot room.

Given the location and modern style of the house, it's bound to have a wide appeal - from first-time buyers, young families or those looking to downsize into the town centre. The property would also be an ideal investment purchase with a strong local rental demand generating up to 5.2%.

Outside

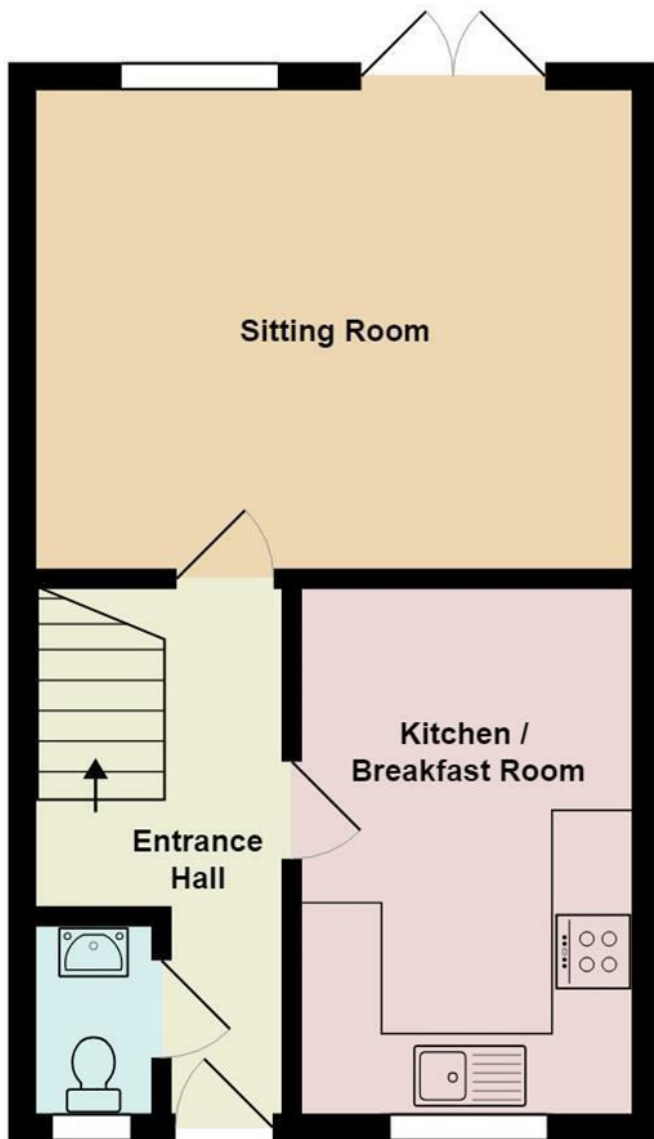
A pathway gives access to the front of the property with planted borders either side. The rear garden offers both patio space and lawn creating an ideal balance. Oak sleepers allow for a step up onto the lawn which supports storage and gated access to the rear. There are 2 allocated parking spaces through the archway to the left of the property.

Council Tax - C

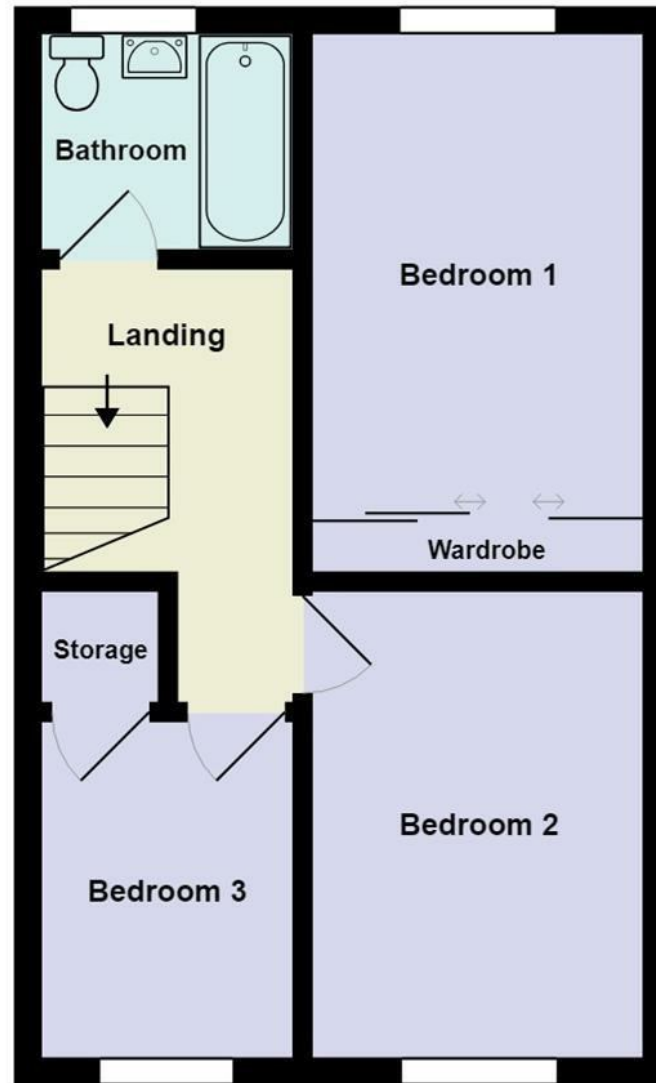
EPC Rating - C

What3Words: [///display.landings.mysteries](#)





Ground Floor



First Floor

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