

Mortimer &
Gausden

INDEPENDENT ESTATE AGENTS



24 Sussex Road,
Bury St. Edmunds, IP32 6TE

Guide Price
£230,000

A 2 bedroom home with garage and parking

Whether you are looking for your first home, somewhere to downsize to or perhaps something for investment, this well presented modern end of terrace is bound to be of interest.

The property provides well planned accommodation with the benefit of gas fired central heating and uPVC sealed unit glazing.

Occupying an end of cul de sac setting the house has enclosed gardens to the rear and a single garage with parking to the front.

There is a parade of shops, a school and a community centre nearby. There is also a regular bus service to the town centre which is around 2 miles away.

- Modern end of terrace home
- Occupying a well served location
- Spacious sitting room, kitchen/diner
- 2 Good sized bedrooms
- Refitted shower room
- Gas fired central heating
- uPVC Sealed unit glazing
- Single garage, enclosed gardens



The property has been decorated in a neutral colour scheme which adds to the feeling of light and space. In more detail the accommodation comprises:

On the ground floor:

The sitting room is of a good size and includes a staircase to the first floor. The kitchen/diner includes a range of fitted cupboards, worktop surfaces and ample appliance space. A wall mounted gas fired boiler serves the central heating and hot water. There is space for a dining table and a door to the outside.



On the first floor:

The landing gives access to both bedrooms and the refitted shower room.



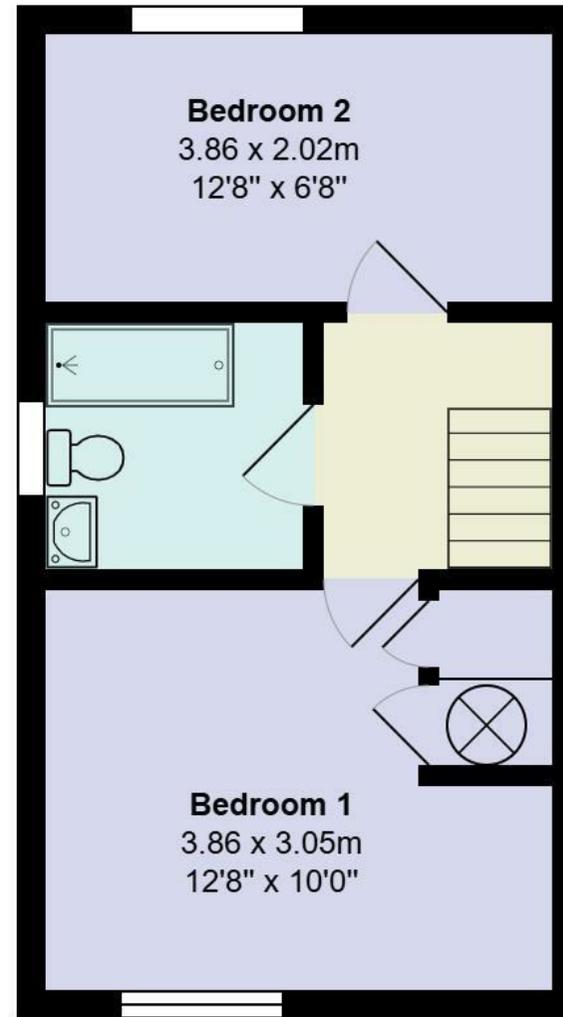
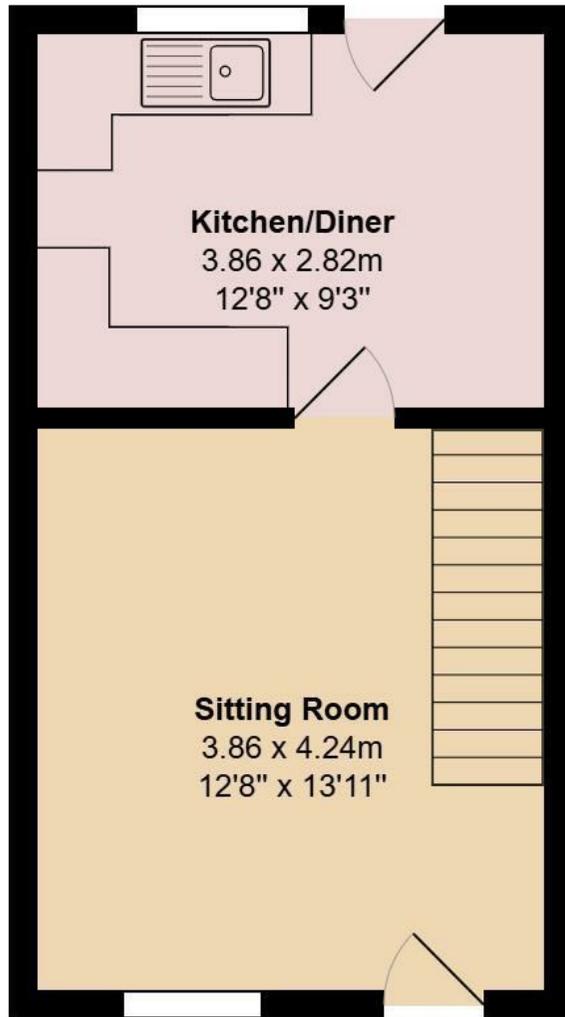
Outside:

To the front of the house are small lawned gardens. A driveway provides parking and access to a single garage.

A side pathway leads to the fence enclosed rear gardens which include an area of lawn and a block-paved patio

COUNCIL TAX - BAND B - West Suffolk
ENERGY PERFORMANCE RATING - C
SERVICES - Mains water, electricity, gas and drainage
BROADBAND - Ofcom states Superfast broadband is available
Mobile - Ofcom states all mobile phone providers are likely
WHAT3WORDS ///played.tightest.signed





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