Mortimer & Gausden

INDEPENDENT ESTATE AGENTS

40, Greenways Crescent,
Bury St. Edmunds, IP32 7JP

Guide Price
£165,000

An ideal Investment or First Time Buy

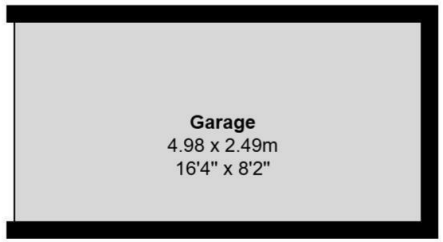
This well-presented, modern FREEHOLD property occupies a pleasant cul-de-sac setting on the ever-popular Bartons development. The house, which is being sold with the benefit of having NO UPWARD CHAIN, has a fresh, contemporary feel, giving it wide appeal.

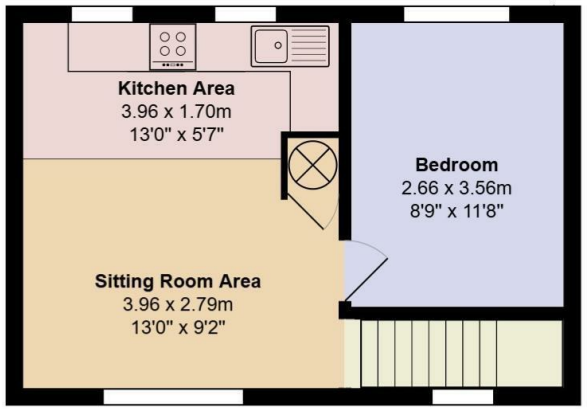
The accommodation, which is served by electric heating and uPVC sealed unit glazing, includes a stylish kitchen, open-plan sitting room, double bedroom, and a spacious bathroom. There is a single garage to the rear with additional parking.

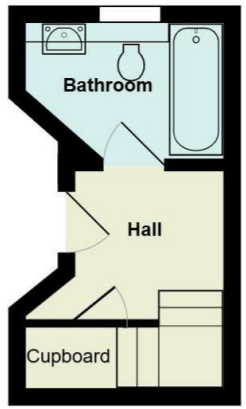
In past years, the property has been successfully rented out and would currently achieve around £800 -£850 PCM.

COUNCIL TAX - BAND A
ENERGY PERFORMANCE RATING - D
COUNCIL - West Suffolk
SERVICES - All main services connected
BROADBAND - Ofcom states Ultrafast broadband is available
MOBILE - Ofcom states all mobile phone providers are likely
WHAT3WORDS ///lyricism.glimmers.bolsters

- Much improved house in a well served location
- Freehold with parking and a single garage
- Modern kitchen with integrated appliances
- Open plan sitting room, double bedroom
- Excellent first time buy or investment
- NO UPWARD CHAIN - VIEW TODAY!







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.

mail@mortimerandgausden.co.uk
www.mortimerandgausden.co.uk
7 Langton Place, Bury St. Edmunds, Suffolk. IP33 1NE
01284 755526