

THE
**Mortimer
& Gausden**
PARTNERSHIP

18 Emsworth Close,
Bury St. Edmunds, IP32 7LT

Guide Price
£235,000

M&G
PARTNERSHIP

Well-Presented, Two Bedroom Semi-Detached Home

Occupying a desirable position on The Bartons, part of the sought-after Moreton Hall development, this well-maintained and updated semi-detached home offers comfortable, well-planned accommodation and is ideal for first time buyers, downsizers and investors alike!

Furthermore, with the thriving town centre placed within 1.5 miles, you have walkable access to a choice of mainstream and independent amenities, alongside educational, leisure and health facilities.

Features such as uPVC double glazing throughout, contemporary kitchen and driveway leading to single garage, add to the practicality of the home.

Upon arrival, you are greeted by a mostly laid to lawn front garden with a path leading to the front door.

- NO ONWARD CHAIN
- Single Garage With Driveway To The Front
- Contemporary Kitchen
- Modern Bathroom
- South Facing Rear Garden
- Ideal For First-Time Buyers & Investors
- Gas Central Heating. UPVC Sealed Unit Glazing
- Popular, Yet Quiet Residential Location



Ground Floor

An entrance hall leads to the stylish refitted kitchen, with a range of contemporary units, ample worktop surfaces, a built-in oven, hob and extractor hood. There is plumbing for a washing machine and space for a fridge freezer.

The good-sized sitting room has ample space for a dining table, with access opening onto the south facing rear garden and a large picture window allowing plenty of natural light. Stairs rise from the living area to the first floor.

First Floor

The main bedroom is a generous double with space for wardrobes and additional furniture whilst overlooking the rear of the property. Bedroom two is a good-sized single, ideal as a home office or guest room.

The bathroom has been updated in a contemporary style with a sizeable P-shaped bath with shower over and glass screen, as well as a wc, basin, heated towel rail and storage cupboard.

Outside

To the front is a small garden area, with the garage to the side and a driveway providing parking. Side access leads to the rear, with gated entry to the split level rear garden. Bathed in sunlight, a generous patio leads from the lounge, before a step onto the lawn, complete with storage and shingle to the rear.

Agent Notes:

Investment Potential

With an estimated rental value of around £1,200 per calendar month, this property would make an excellent addition to an investment portfolio. (<6.1% gross yield)

COUNCIL TAX - BAND B - West Suffolk

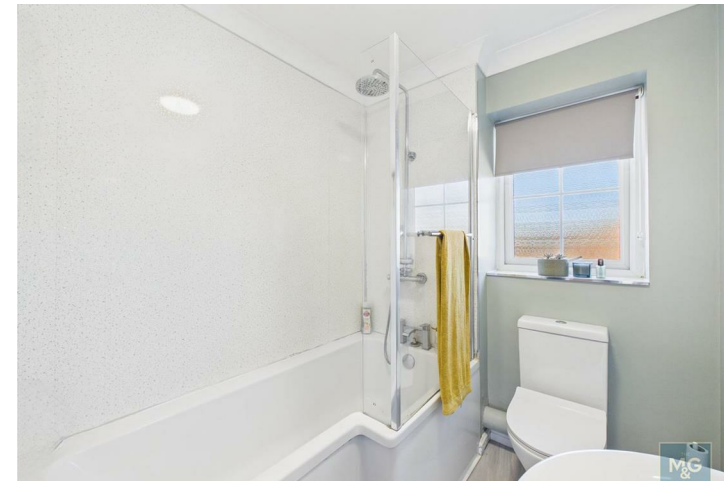
ENERGY PERFORMANCE RATING - C

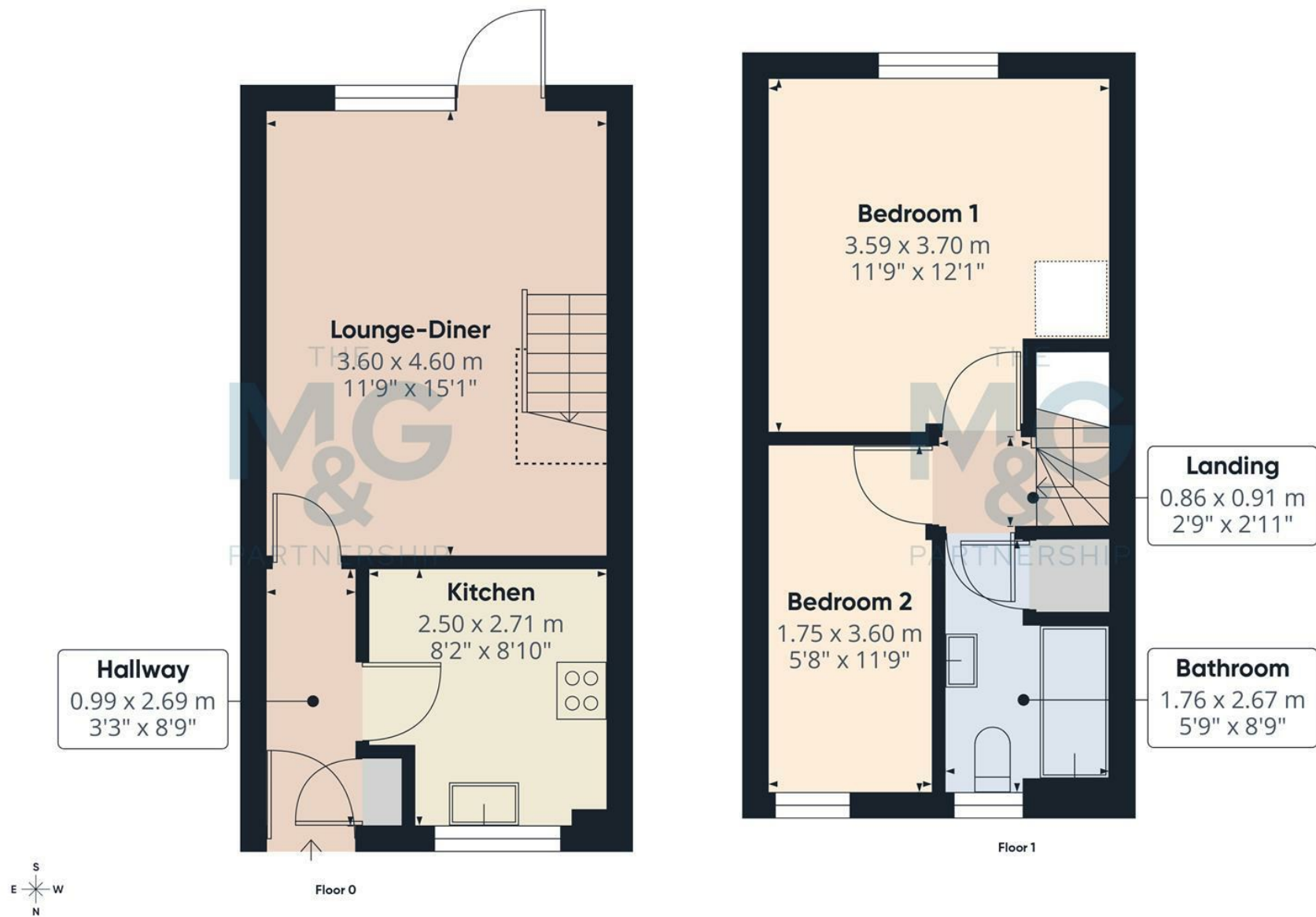
SERVICES - Mains water, electricity, gas and drainage

BROADBAND - Ofcom states Ultrafast broadband is available

Mobile - Ofcom states all mobile phone providers are likely

WHAT3WORDS [///sizes.named.crumple](https://www.what3words.com/sizes.named.crumple)





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.

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

01284 755526