



Mortimer &
Gausden

INDEPENDENT ESTATE AGENTS

19 Cobb Close,
Bury St. Edmunds, IP32 7LG

Guide Price
£250,000

A recently redecorated modern terrace in a great location

Looks can be deceiving, and that is certainly the case with this well-maintained modern terrace, which is somewhat larger than the front elevation might suggest.

The house, which benefits from gas-fired central heating and uPVC sealed unit glazing, would be perfect for first time buyers, investment buyers or indeed anyone thinking of downsizing.

Set in manageable gardens, the property has allocated parking and is being sold with the bonus of having NO UPWARD CHAIN.

As properties in this location rarely stay on the market for long, an early internal inspection is highly recommended.



- Well presented modern terraced home
- Occupying a superb residential setting
- Entrance hall, cloakroom, fitted kitchen
- Spacious sitting/dining room
- 2 Good sized bedrooms, bathroom
- Enclosed rear gardens, parking
- Gas central heating, uPVC glazing
- NO UPWARD CHAIN



In more detail, the accommodation comprises;

On the ground floor:

The entrance hall has a cloakroom and gives access to the kitchen and sitting room. The kitchen includes a range of units, worktop surfaces and appliance space. There is an integrated oven, fitted gas hob and cooker hood. A cupboard houses the gas-fired boiler.

The sitting room has ample space for a dining table and includes an understair storage cupboard and French doors which open into the rear garden.

On the first floor:

The landing gives access to both double bedrooms and the bathroom. Both bedrooms have fitted wardrobes.

Outside:

To the front of the house are attractive communal gardens which are maintained by way of an annual service charge currently of approximately £485 per annum. To the rear of the house are fence-enclosed gardens which have been hard landscaped for ease of maintenance. A pathway leads to an allocated parking space.

COUNCIL West Suffolk - Council Tax Band B

ENERGY PERFORMANCE RATING - C

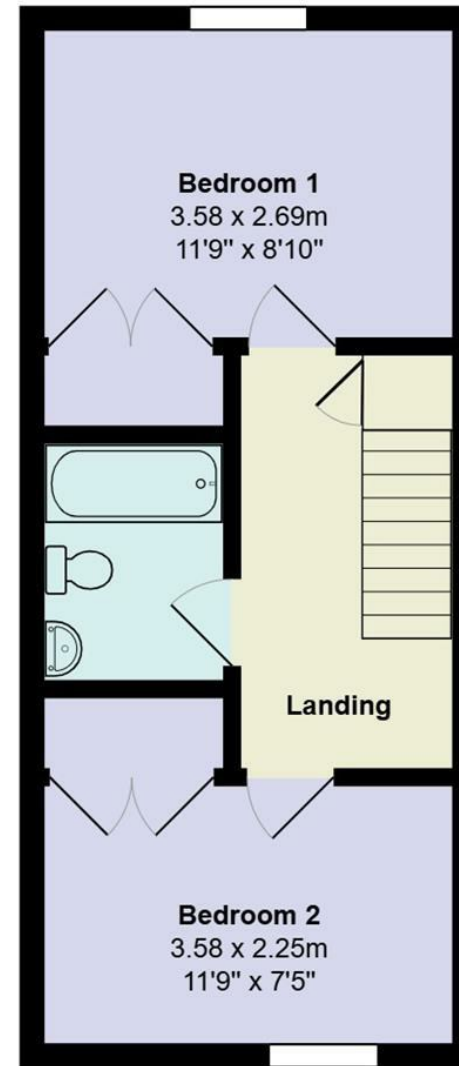
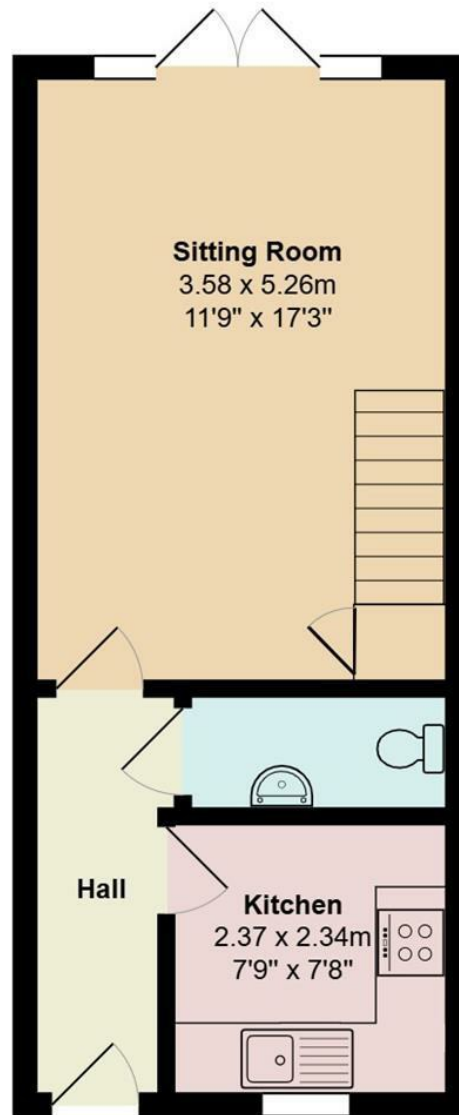
SERVICES - All main services connected

BROADBAND - Ofcom states Ultrafast broadband is available

MOBILE - Ofcom states all providers are likely

WHAT3WORDS [///taxed.booklet.sweep](https://www.what3words.com/uk/taxed.booklet.sweep)





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