Mortimer & Gausden

INDEPENDENT ESTATE AGENTS

69 Cannon Street,
Bury St. Edmunds, IP33 1JN

Guide Price
£235,000

Enjoy town centre living in this conveniently located mid terraced home.

This modern mid terrace occupies a superb setting, just a few minutes walk from all town centre amenities and the railway station.

The house, which is being sold with the benefit of having NO UPWARD CHAIN, is somewhat larger than the outside might suggest - making an early internal viewing essential.

Having been successfully rented out for a number of years - the house would be an ideal addition to anyone's investment portfolio. The house would also be perfect for a young family or indeed anyone looking for a home with all amenities close at hand.

- Modern mid terraced townhouse
- Occupying a popular and central location
- Hall, sitting room, kitchen/diner
- 2 Good sized bedrooms, bathroom
- Gas fired central heating
- Enclosed rear gardens
- Off road parking space
- NO UPWARD CHAIN

The property offers well proportioned rooms with lots of natural light and is served by gas-fired central heating. In more detail, the accommodation comprises:

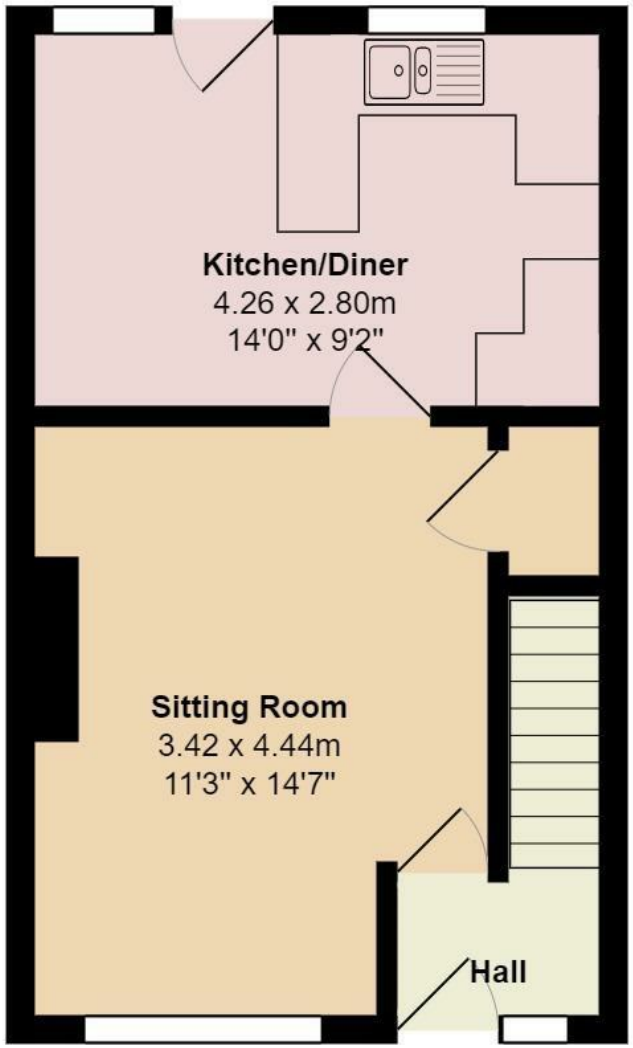
The entrance hall leads into a good sized sitting room which includes an understair storage cupboard. The kitchen/diner provides a range of built-in cupboards and worktop surfaces and ample appliance space. There is room for a dining table and a door to the rear garden.

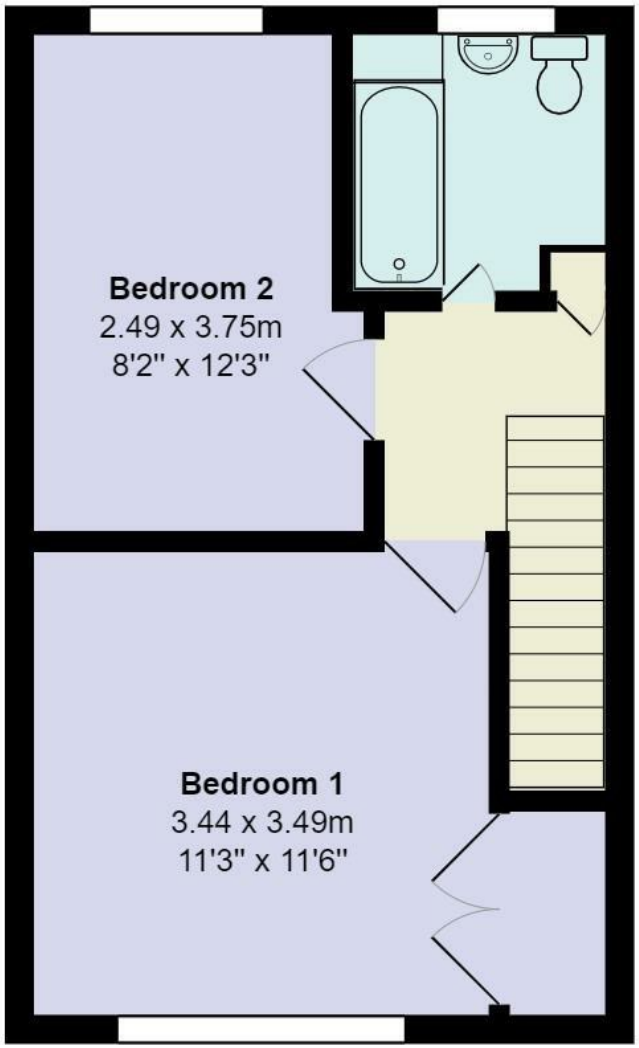
On the first floor: The landing gives access to both double bedrooms and the family bathroom. There is a loft access with loft ladder. The attic space is of a good size and also houses the gas fired boiler which serves the central heating.

Outside: To the front of the property is a hard-standing area providing a parking area for an average sized car. The rear gardens are laid to lawn with a useful shed and a rear pedestrian access.

COUNCIL TAX BAND - B
ENERGY PERFORMANCE RATING - C
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 - ///detail.decay.crouches

Directions. The property is located a few doors down from The Old Cannon Brewery Public House/Restaurant and opposite the turning for St Martins Street.





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.

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