Mortimer & Gausden

INDEPENDENT ESTATE AGENTS

19 Frenesi Crescent,
Bury St. Edmunds, Suffolk, IP32 7PP

Guide Price
£200,000

Ideal first-time or investment purchase

This WELL PRESENTED end terrace house is located on the ever popular Moreton Hall development. We believe the property would be perfect for first-time buyers, downsizers, or an excellent addition to any rental portfolio.

The area offers an exceptional range of amenities including, primary school, upper school, sports complex, church, public house, coffee shop, post office, doctors surgery, community centre and Tesco Express store. The town centre can be easily reached by car, foot or numerous cycle-ways. The A14 is also easy to access and provides a fast route to Ipswich, Cambridge and London via the M11.

- Well presented end of terrace house
- Entrance hall with cloakroom
- Open plan Kitchen/lounge/diner
- Good sized double bedroom
- uPVC sealed unit double glazing
- Gas fired central heating
- Enclosed low maintenance garden
- Allocated parking
- Popular well served location
- Band A council tax

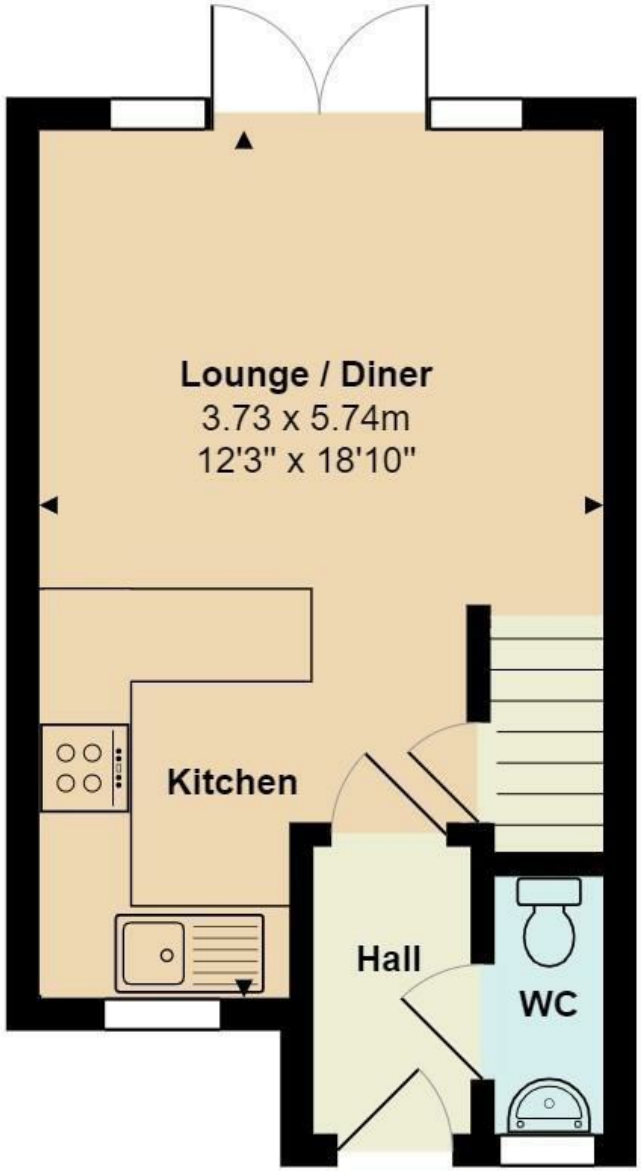
Presented in good decorative order, this end terrace house has a lovely light airy feel and benefits from uPVC sealed unit double glazed windows, gas fired central heating and allocated parking.

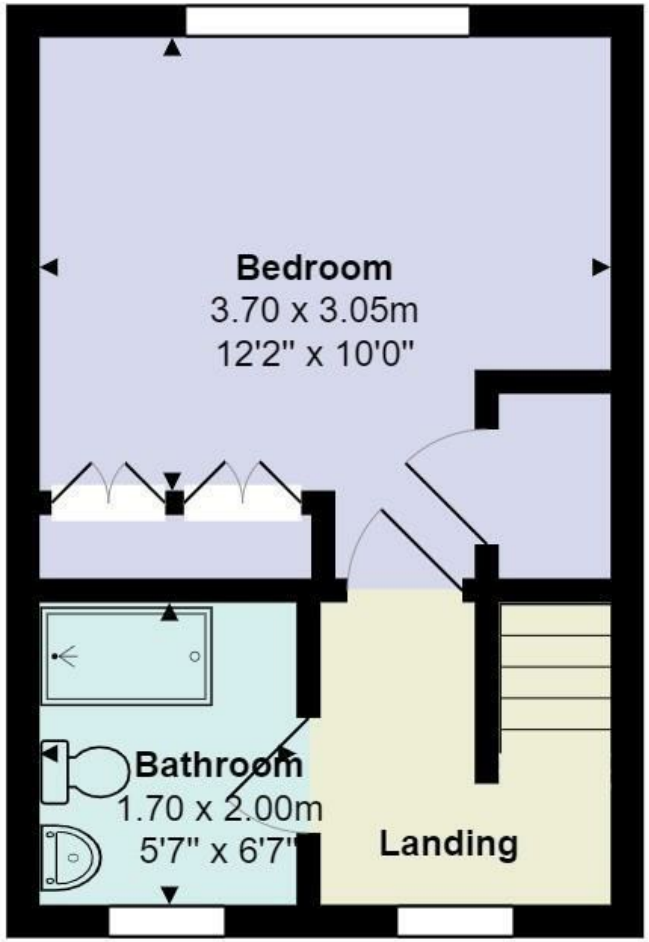
On the ground floor: An entrance hall provides coat hanging space and access to the cloakroom and a further door leads to the open plan, sitting/dining room and kitchen. The sitting area is a lovely bright space with patio doors leading into the garden. The fitted kitchen includes a good range of cupboards, worktop surfaces, a fitted single oven and a 4-ring gas hob.

On the first floor: A landing area leads to the shower room and the bedroom which is a good sized double room with the benefit of a built-in wardrobe and further storage cupboard.

Outside
An allocated parking space is set to the side of the property. The fence-enclosed rear gardens have been hard landscaped for ease of maintenance and there is a shed and gate access to the parking space.

COUNCIL TAX BAND A
ENERGY PERFORMANCE RATING - C
COUNCIL - West Suffolk
SERVICES - All main services connected
BROADBAND - Ofcom states Ultrafast broadband is available
Mobile - Ofcom states EE, Vodafone & 02 mobile phone providers are limited
WHAT3WORDS ///token.daydream.notebook





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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