



Mortimer &  
Gausden

INDEPENDENT ESTATE AGENTS

6 Euston Close,  
Bury St. Edmunds, IP33 3PY

Guide Price  
£250,000

## *A Well-Positioned, Two Bed, Two Bathroom Home Close To The Town Centre*

Situated in a quiet residential location, walking distance to both the town centre and West Suffolk Hospital, this reconfigured, two-bedroom, end-of-terrace property offers sizeable living space, two double bedrooms, two bathrooms and ample parking for up to 4 vehicles.

With a twice weekly market, shopping centre, and numerous events held, it's clear to see why Bury St Edmunds is becoming an ever popular town to reside. The balance between mainstream and independent amenities is admirable and one which continues to grow. Furthermore, abundance of character the historic town offers, alongside superb commuting routes into both London and Cambridge via the A14, M11 and train station is ideal for those looking to explore professional and leisure facilities further.

Upon arrival, you are greeted by a block paved driveway, suitable for two vehicles, with a single en-bloc garage found to the left allowing two further parking spaces in front. (Tandem)

- Quiet Residential Location
- Walking Distance To Town Centre
- Off-Road Parking For Four Vehicles
- Single Garage
- Private, Low Maintenance Rear Garden
- Principle Bedroom With En-Suite
- Two Double Bedrooms
- Ideal For A Wide Range Of Buyers



#### Ground Floor:

Entrance hall with access to the stairs, cloakroom and lounge-diner.

The sizeable lounge-diner is bathed in natural sunlight and enjoy views over the front property, as well as the rear garden courtesy of the dual aspect. The kitchen can be found overlooking the rear garden and supports a choice of low and eye level storage amongst space and plumbing facilities for necessary appliances.

Completing the ground floor you find the cloakroom fitted with wc and basin.

#### First Floor:

Bedroom 1 is a large double room overlooking the rear of the property and supports fitted wardrobes alongside an en-suite complete wc, basin, bath with shower over and heated towel rail.

Bedroom 2 overlooks the front of the property and is also a comfortable double.

Finalising the interior of the property you find a shower room, fitted with wc, basin, corner shower cubicle and heated towel rail. A large walk-in storage cupboard can also be found at the end of the landing.

#### Outside:

The low maintenance, enclosed rear garden is perfect for those looking to add a choice of potted colour without the consistent up-keep of lawn, whilst gated access leads to the single garage and driveway. The garage is supplied with power, supporting both light and sockets, ideal for utilising as a workshop.

#### Agent Notes:

EPC Rating: C

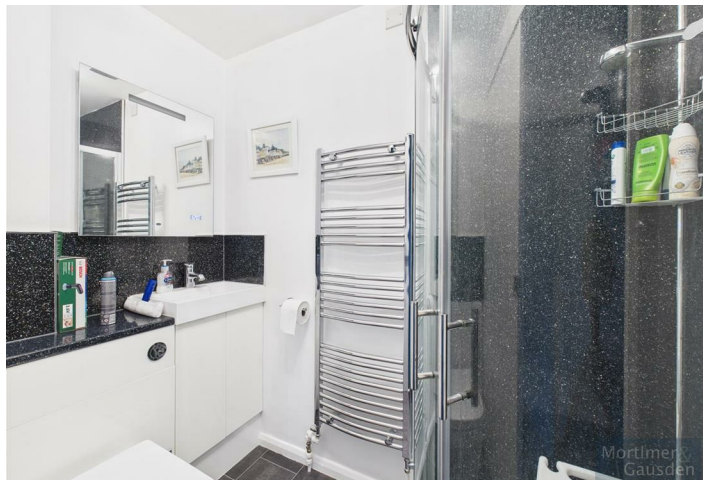
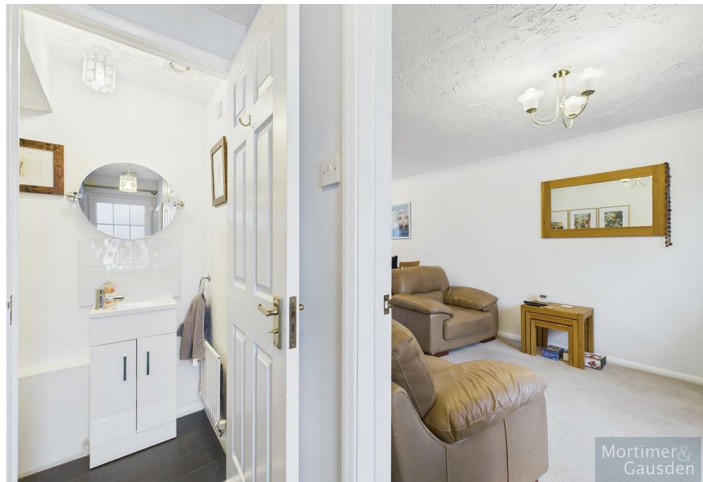
Council Tax: C

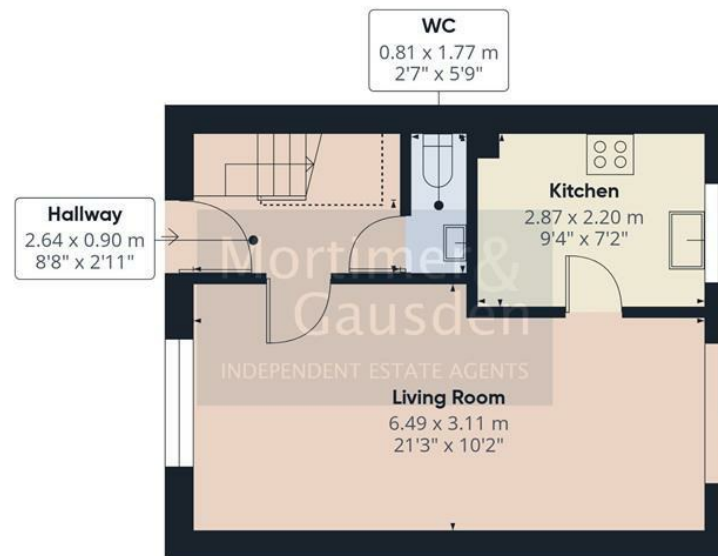
Mains gas, electricity, water and drainage.

What3Words: ///cheerful.presuming.trimmer

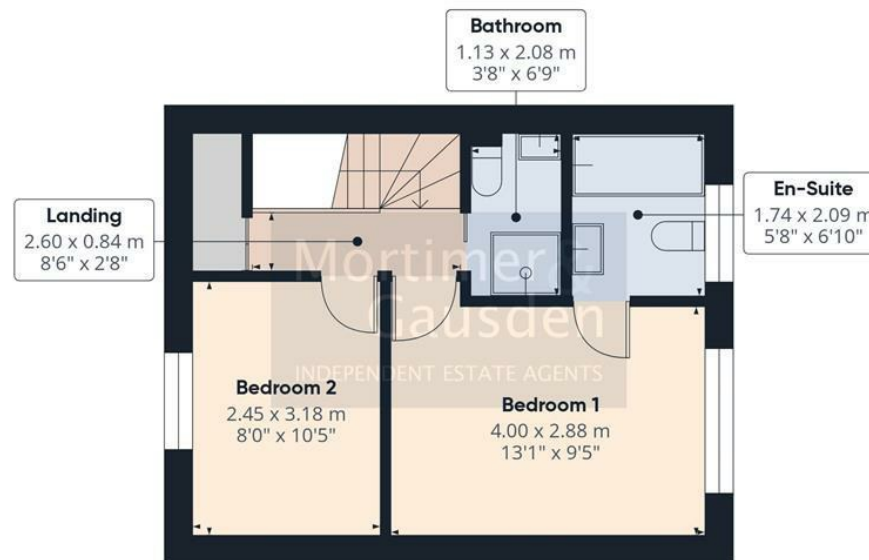
Broadband speed: Up to 1000 mbps available (Source Ofcom)

Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)





Floor 0



Floor 1

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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