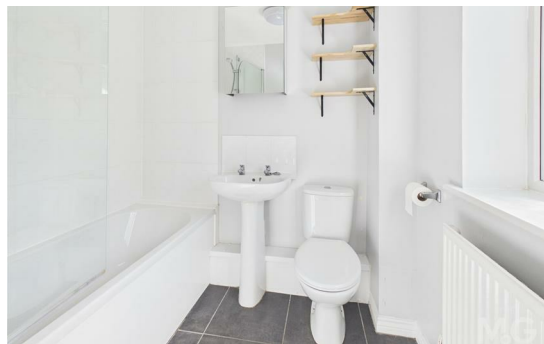


THE
**Mortimer
& Gausden**
PARTNERSHIP



63, Mortimer Road,
Bury St. Edmunds, IP32 7QA

Guide Price
£220,000



Modern FREEHOLD coach house style home

Occupying a pleasant standalone position on the popular Moreton Hall development, close to a recreation park, this CHAIN FREE modern home provides spacious and well-planned accommodation, ideal for first-time buyers, professional couples, investment purchasers, or those looking to downsize.

The property features a bright dual-aspect open-plan kitchen and reception space, two bedrooms, and a bathroom. Further benefits include gas-fired central heating, uPVC sealed unit glazing, enclosed rear gardens, a single garage and parking.

COUNCIL TAX - BAND - B West Suffolk

ENERGY PERFORMANCE RATING - C

Ofcom - Broadband ultrafast available / Mobile coverage - All likely

What 3 Words ///birthing.loss.footballers

- 2 Bedroom modern coach house
- Enjoying a popular and well served location
- Open plan fitted kitchen/reception room
- Single garage, private gardens, parking
- Gas fired central heating, uPVC glazing



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.

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