Mortimer & Gausden

INDEPENDENT ESTATE AGENTS

66 Appledown Drive,
Bury St. Edmunds, IP32 7HQ

Guide Price
£155,000

An attractively presented maisonette occupying a popular residential setting

If you have been looking for your first home, something for investment or perhaps somewhere you can easily 'lock and leave' while travelling, this surprisingly spacious maisonette is really quite a find.

Located on the ever popular Moreton Hall development, the property is close to all amenities and is within easy reach of the town centre.

The property, which is offered for sale in very good condition throughout, has its own private gardens to the front and ample off-road parking to the rear.

With a long lease and no ground rent or service charge to worry about, this lovely home is bound to have wide appeal

- Spacious and well appointed maisonette
- Established and well served location
- Ideal investment or first time buy
- Hall, superb dual aspect sitting room
- Kitchen, large double bedroom
- Gas central heating, uPVC glazing
- Private gardens, allocated parking
- Early viewing highly recommmended

The property is easy to maintain with uPVC glazing and replacement fascias. The accommodation is served by gas-fired central heating and, in more detail, comprises:

An entrance hall on the ground floor has a staircase leading to the first-floor landing which has a useful storage cupboard.

The sitting room is of a very generous size and has a dual aspect. There is ample space for a dining table or a home office.

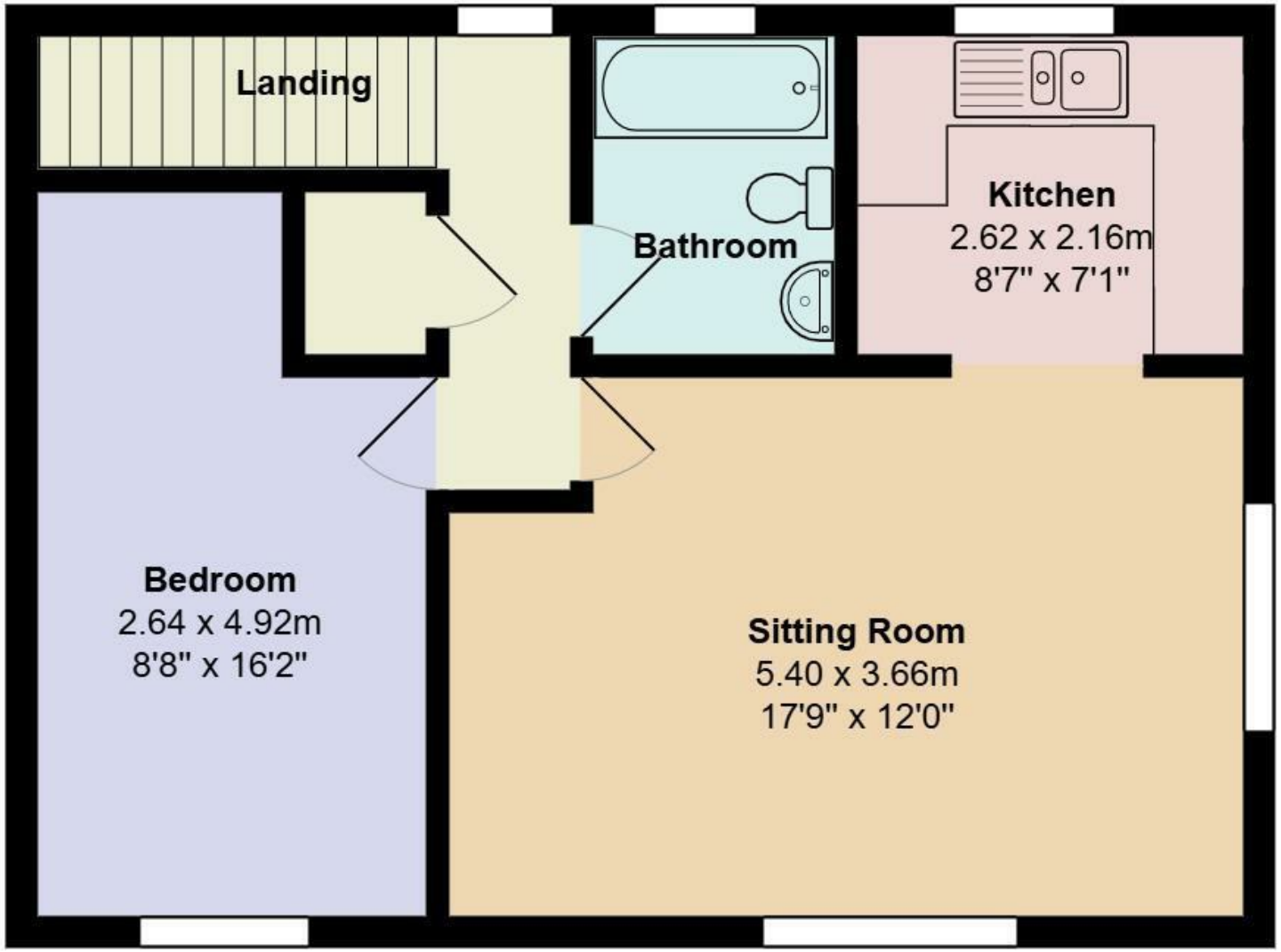
The kitchen has ample cupboards, worktop surfaces and appliance space and includes a wall mounted gas fired boiler.

The bedroom is another really good-sized room with a large recess ideal for wardrobes. Finally there is a modern bathroom with a white suite.

Outside
To the front of the property is a private garden which is enclosed by mature hedging and picket fencing. The gardens are laid to lawn with a small decked area providing a lovely area to relax. There is an allocated parking space to the rear with additional parking for visitors.

Lease
The property has a 166-year lease running from December 2011. There are no service or maintenance charges, with just a peppercorn ground rent.

COUNCIL TAX -BAND A
ENERGY PERFORMANCE RATING - C
COUNCIL - West Suffolk
SERVICES - Mains water, gas, electricity and drainage.
BROADBAND -Ofcom states ultrafast is available
Mobile - Ofcom states all mobile providers are likely.
WHAT3WORDS ///rhino.polishing.dramatic



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