Mortimer & Gausden

INDEPENDENT ESTATE AGENTS

19 Cobb Close,
Bury St. Edmunds, IP32 7LG

Guide Price
£250,000

A recently redecorated modern terrace in a great location

Looks can be deceiving, and that is certainly the case with this well-maintained modern terrace, which is somewhat larger than the front elevation might suggest.

The house, which benefits from gas-fired central heating and uPVC sealed unit glazing, would be perfect for first time buyers, investment buyers or indeed anyone thinking of downsizing.

Set in manageable gardens, the property has allocated parking and is being sold with the bonus of having NO UPWARD CHAIN.

As properties in this location rarely stay on the market for long, an early internal inspection is highly recommended.

- Well presented modern terraced home
- Occupying a superb residential setting
- Entrance hall, cloakroom, fitted kitchen
- Spacious sitting/dining room
- 2 Good sized bedrooms, bathroom
- Enclosed rear gardens, parking
- Gas central heating, uPVC glazing
- NO UPWARD CHAIN

In more detail, the accommodation comprises;

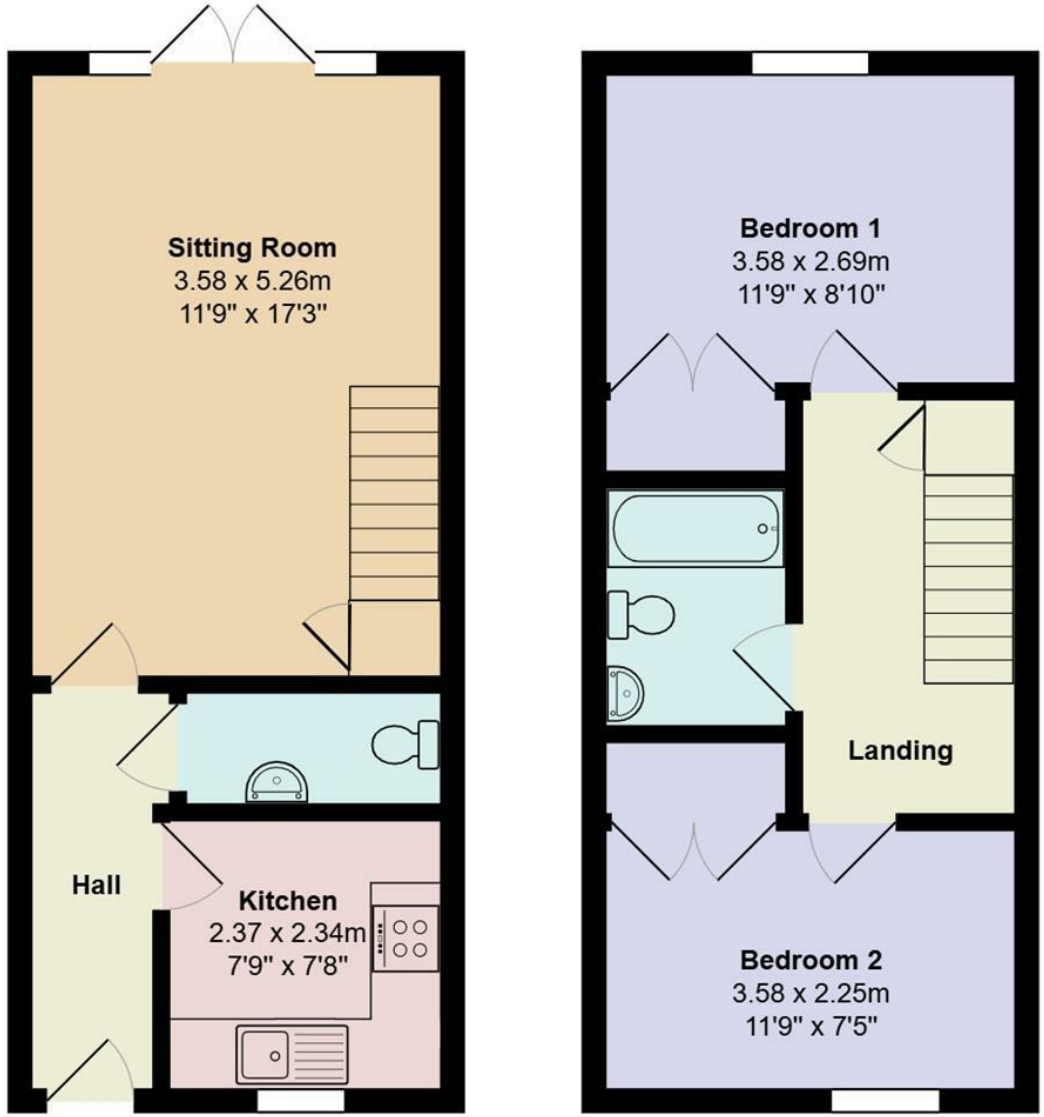
On the ground floor:
The entrance hall has a cloakroom and gives access to the kitchen and sitting room. The kitchen includes a range of units, worktop surfaces and appliance space. There is an integrated oven, fitted gas hob and cooker hood. A cupboard houses the gas-fired boiler.

The sitting room has ample space for a dining table and includes an understair storage cupboard and French doors which open into the rear garden.

On the first floor:
The landing gives access to both double bedrooms and the bathroom. Both bedrooms have fitted wardrobes.

Outside:
To the front of the house are attractive communal gardens which are maintained by way of an annual service charge currently of approximately £485 per annum. To the rear of the house are fence-enclosed gardens which have been hard landscaped for ease of maintenance. A pathway leads to an allocated parking space.

COUNCIL West Suffolk - Council Tax Band B
ENERGY PERFORMANCE RATING - C
SERVICES - All main services connected
BROADBAND - Ofcom states Ultrafast broadband is available
MOBILE - Ofcom states all providers are likely
WHAT3WORDS ///taxed.booklet.sweep



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.

mail@mortimerandgausden.co.uk
www.mortimerandgausden.co.uk
7 Langton Place, Bury St. Edmunds, Suffolk. IP33 1NE
01284 755526