Mortimer & Gausden
INDEPENDENT ESTATE AGENTS

16 Hepworth Avenue, Bury St. Edmunds, IP33 3XS

Whether you are looking for your first home or something to add to your investment portfolio, this semi detached house is certain to appeal.

Located on the western outskirts of the town, with the benefit of off-road parking, the property is conveniently situated close to local amenities, which include supermarkets and a leisure centre.

- Well located semi detached house
- Entrance porch, kitchen, sitting room
- 2 Good sized bedrooms, bathroom
- uPVC sealed unit double glazed windows
- Attractive front gardens, off road parking
- Excellent local amenities

Offers In Excess Of £185,000

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01284 755526

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General Information

The property occupies a pleasant position on the western outskirts of the town and is close to many local amenities including the Bury St. Edmunds Leisure Centre, West Suffolk College, ALDI and ASDA Supermarkets.

The town centre is about a mile away and can be reached by foot, car or cycleway. The A14 is also within easy reach, providing fast routes to Ipswich, Cambridge and London via the A11/M11.

The property is what's known as a 'quarter house', with neighbours both to the side and rear. The house offers well planned accommodation and features electric heating and uPVC sealed unit double glazed windows.

The small entrance porch provides useful coat hanging space and doors lead off to the kitchen and sitting room. The kitchen features a range of wall and base cupboards with worktops over and there is space for a cooker and washing machine. The sitting room is a good size, with stairs leading to the first floor.

On the first floor is the bathroom and 2 bedrooms, with bedroom 1 having built-in wardrobe storage.

In our opinion, the house would suit a first-time buyer, those looking for a property to lock up and leave or indeed it would make a worthy addition to any investment portfolio.

Agents Note: We would expect the property to achieve a rental figure of around £825.00pcm

Council Tax Band - B

Outside
The property has an attractively landscaped front garden and a driveway provides parking for one vehicle. There is further communal guest parking situated at the rear of the property.

Directions
From the town centre proceed along Risbygate Street leading into Out Risbygate. At the mini roundabout continue straight over into Newmarket Road. Turn left into Denham Close then next left into Hepworth Avenue. The property will be found on the right, as marked by our For Sale board.

Entrance Hall

Sitting Room 14'0 x 12'4 max 9'5 min (4.27m x 3.76m max 2.87m min)

Kitchen 12'4 x 5'8 (3.76m x 1.73m)

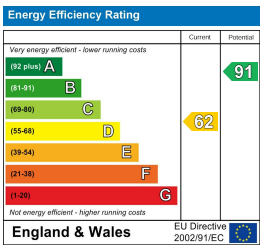
First Floor

Bedroom 1 10'8 x 8'11 (3.25m x 2.72m)

Bedroom 2 8'11 x 5'10 (2.72m x 1.78m)

Bathroom

Front garden



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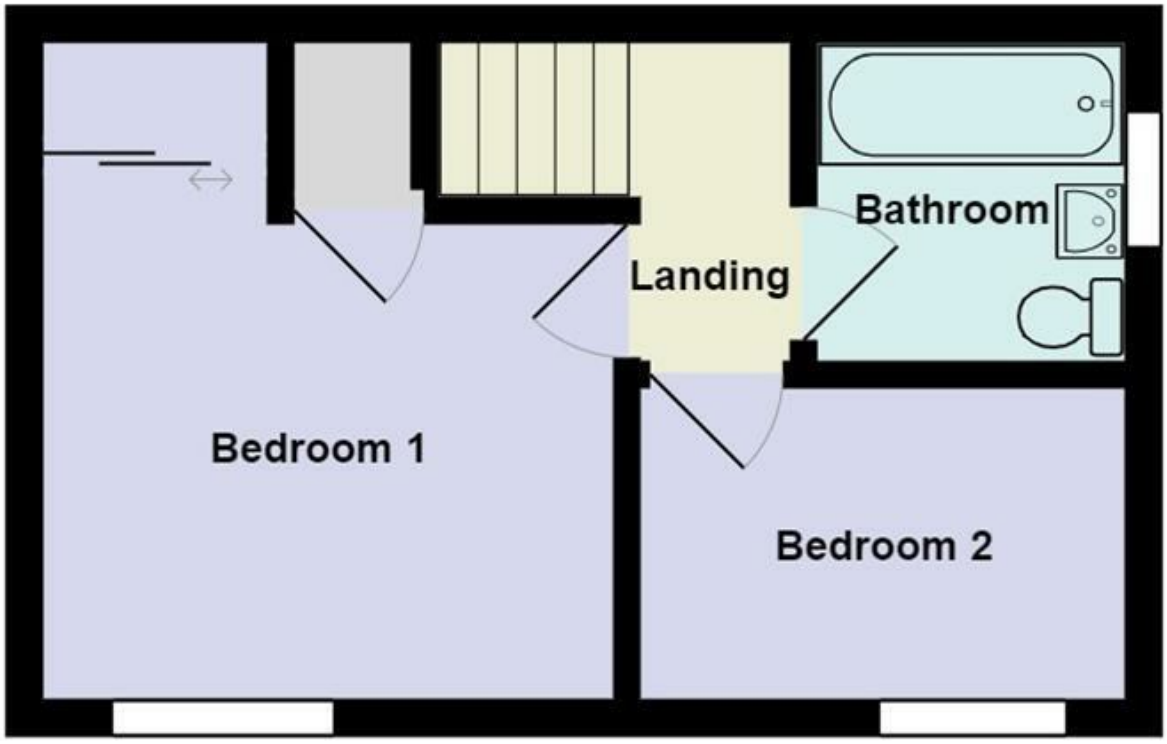
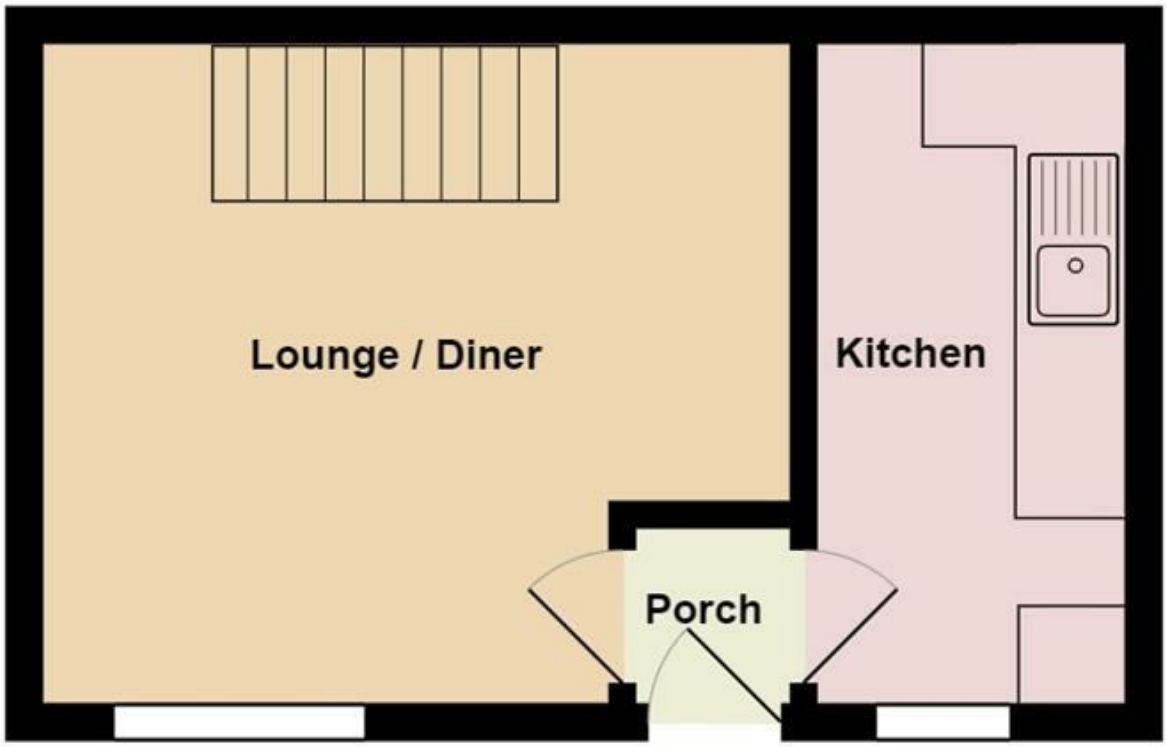

Bathroom
Landing
Bedroom 1
Bedroom 2


Lounge / Diner
Kitchen
Porch

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