



Mortimer &
Gausden

INDEPENDENT ESTATE AGENTS

2 The Daubentons,
Bury St. Edmunds, IP33 1AR

Guide Price
£450,000

*An exceptionally spacious
townhouse occupying a much
sought after location*

If you're searching for a beautifully presented home close to all amenities, this spacious and well-appointed townhouse is bound to appeal.

The property offers a flexible range of accommodation arranged over three floors, making it ideal for family living. In our opinion, it would also be an excellent choice for investors or anyone seeking a low-maintenance home.

Situated in an established cul-de-sac, the townhouse is within easy walking distance of the town centre, the picturesque Abbey Gardens, and the train station. The property also features enclosed rear gardens, a single garage, and additional parking.

- Attractively presented modern town house
- Occupying a popular and convenient location
- Entrance hall, utility room, shower room
- Family room, ground floor double bedroom
- Stylish kitchen/diner, spacious sitting room
- 3 Further bedrooms, en suite and bathroom
- Gas central heating, sealed unit glazing
- Single garage, enclosed gardens, parking



The property was built in 2013 by Hopkins Homes and has been owned since new by the present vendor - testament if needed as to what a lovely house it is to live in. The accommodation, which benefits from gas-fired central heating and sealed unit glazing, is decorated in a neutral colour palette adding to the feeling of light and space.

On the ground floor

The entrance hall gives access to a utility room, shower room, double bedroom and family room. This floor could be used to provide self-contained accommodation for an elderly relative/teenager.

On the first floor

This floor provides the perfect space for both family living and entertaining. The kitchen/dining room includes space for a large dining table and a range of fitted kitchen units and worktops. There is an integrated fridge freezer, dishwasher, double oven and hob. Double doors open into a spacious sitting room which is filled with natural light.

On the second floor

There are 3 further bedrooms on this floor including the master bedroom which has an en suite shower room. There is also a family bathroom.

Outside

The gardens to the rear of the house have been hard landscaped for ease of maintenance and are enclosed by fencing. A rear gate leads to the single garage with light and power connected and a rear courtesy door. There is a parking space to the front.

The property would be perfect for investment buyers with a monthly rental value of around £2000 pcm.

COUNCIL TAX - BAND E (West Suffolk)

ANNUAL SERVICE CHARGE - Approx £111 PA

ENERGY PERFORMANCE RATING - C

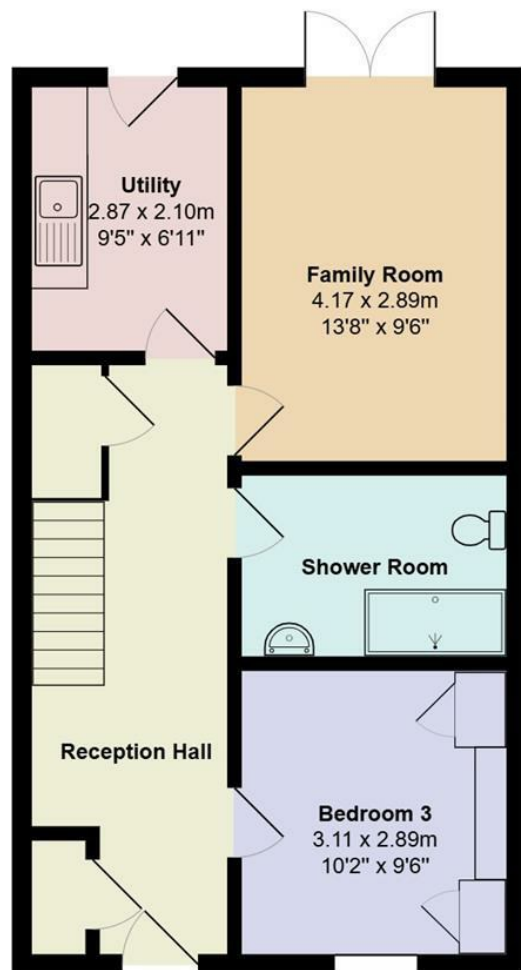
SERVICES - All main services are connected

BROADBAND - Ofcom states Ultrafast is available

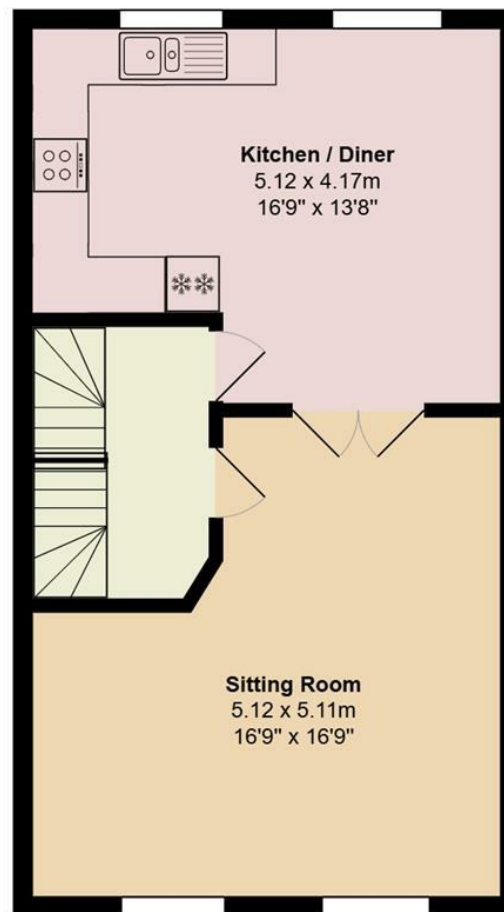
MOBILE - Ofcom states all providers are likely

WHAT3WORDS - ///sleep.supposes.preparing

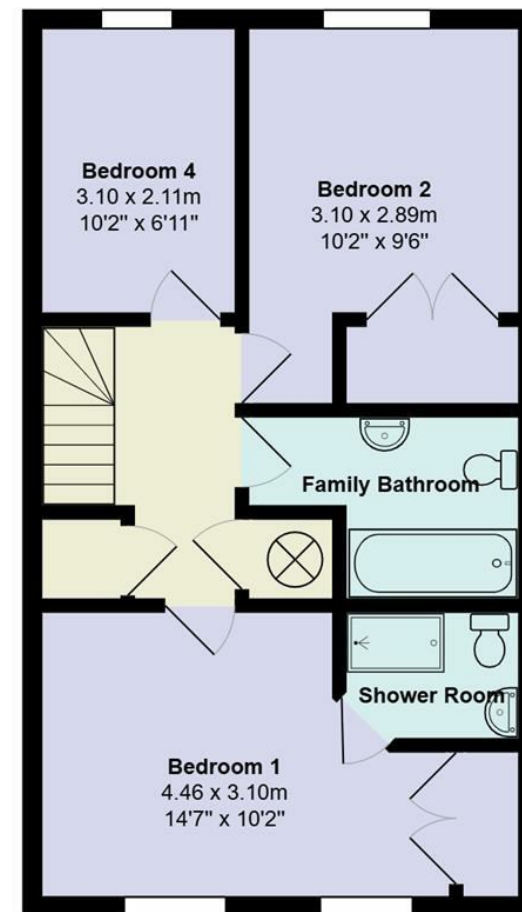




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Approx Total Area: 147.4 m² ... 1586 ft²

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