



Mortimer &  
Gausden

INDEPENDENT ESTATE AGENTS

17 Everard Close,  
Bury St. Edmunds, IP32 6RU

Guide Price  
£210,000



*Lots of space, potential, and  
close to all amenities*

This modern end of terrace home is CHAIN FREE and in our opinion, would be perfect for first-time buyers, young families or anyone looking for a sound investment.

Located close to a range of shops, schools, and local amenities, this three-bedroom end-of-terrace property requires a little updating and represents an excellent opportunity for those looking to add their own ideas to a home whilst adding to its value.

The house enjoys a practical layout with generous room sizes and plenty of natural light throughout.

With low-maintenance gardens, uPVC sealed unit glazing, and gas-fired central heating served by a recently installed combination boiler, this competitively priced property has much to offer.

- Spacious end of terrace home
- Close to a range of local amenities
- Porch, hall, cloakroom, kitchen
- Sitting room, separate dining room
- 3 Good sized bedrooms, shower room
- Gas central heating, uPVC glazing
- Front and enclosed rear gardens
- On street parking. CHAIN FREE





An entrance porch opens into the hallway, where there is a cloakroom. The ground floor offers two separate reception rooms, including a spacious sitting room with French doors that open onto the low-maintenance, hard landscaped gardens. The kitchen is fitted with a range of units and work surfaces, providing ample space for appliances, and features a glazed door that leads directly to the garden.

Upstairs, the landing leads to three well-proportioned bedrooms and a modern shower room, formerly the bathroom.

#### Outside

The front of the property features a fenced, block-paved garden, while the rear gardens have been hard landscaped for easy upkeep and are fully enclosed with fencing and walling. Additional benefits include a practical brick-built utility shed and rear pedestrian access. On-street parking is available.

RENTAL VALUE APPROX £1150 PCM

COUNCIL TAX -BAND B

ENERGY PERFORMANCE RATING - D

COUNCIL - West Suffolk

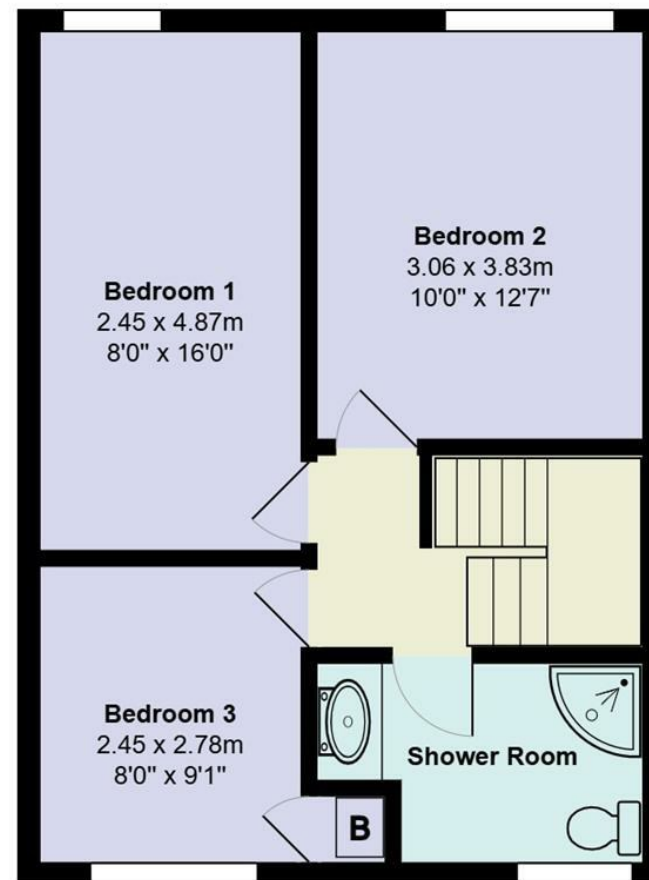
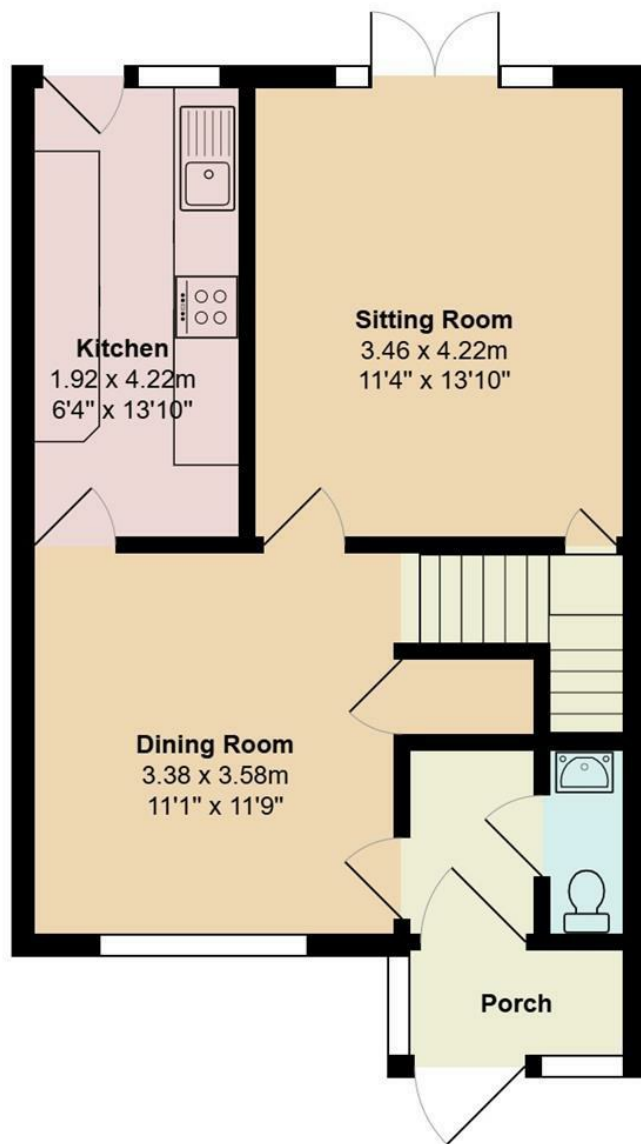
SERVICES - Mains water, gas, electricity and drainage.

BROADBAND -Ofcom states ultrafast is available

Mobile - Ofcom states all mobile providers are likely.

WHAT3WORDS ///punctuate.waters.canoe





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.

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