



THE
**Mortimer
& Gausden**
PARTNERSHIP

5 Haselmere Close,
Bury St. Edmunds, IP32 7JQ

Guide Price
£235,000

THE
**M
& G**
PARTNERSHIP

Beautifully presented end of terrace home in a popular location

Occupying a desirable position on The Bartons, part of the sought-after Moreton Hall area, this well-maintained modern home offers comfortable, well-planned accommodation and is perfectly placed for local amenities and is within around 1.5 miles of the town centre.

The property has been updated to a high standard and features a refitted kitchen, stylish contemporary shower room, and attractive décor throughout. It benefits from gas-fired central heating, UPVC glazing, and quality floor coverings.

With a sunny, low-maintenance rear garden, a garage, and parking to the front, this appealing property would be ideal for first-time buyers or investment purchasers seeking a home ready to move straight into.

- CHAIN FREE modern end of terrace
- Occupying a popular well served location
- Hall, refitted kitchen, spacious living room
- 2 Bedrooms, refitted shower room
- Gas central heating. UPVC sealed unit glazing.
- Single garage with parking to the front.
- Enclosed rear garden.
- Ideal investment or first-time buy



The accommodation, in more detail, comprises:

Ground Floor

An entrance hall leads to the stylish refitted kitchen, with a range of contemporary units, ample worktop surfaces, a built-in oven, hob and extractor hood. There is plumbing for a washing machine and space for a fridge freezer.

The good-sized sitting room has ample space for a dining table, with a glazed door opening onto the garden and a large picture window allowing plenty of natural light. Stairs rise from the living area to the first floor.

First Floor

The main bedroom is a generous double with space for wardrobes and additional furniture. Bedroom two is a good-sized single, ideal as a home office or guest room. The shower room, formerly a bathroom, has been updated in a contemporary style with a double shower enclosure, wash hand basin, and a quality finish. A cupboard houses the gas combination boiler.

Outside

To the front is a small garden area, with the garage to the side, with a driveway providing parking. A side gate leads to the rear garden, which enjoys a sunny aspect and has been hard landscaped for ease of maintenance. The large paved terrace is perfect for entertaining!

Investment Potential

With an estimated rental value of around £1,200 per calendar month, this property would make an excellent addition to an investment portfolio.

COUNCIL TAX - BAND B - West Suffolk

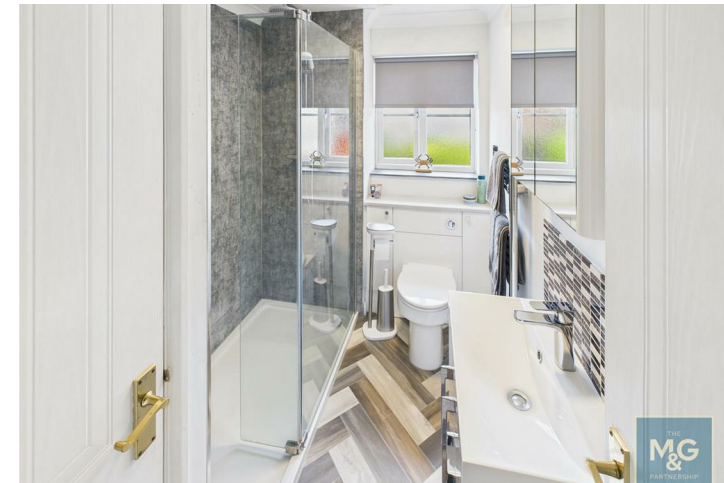
ENERGY PERFORMANCE RATING - C

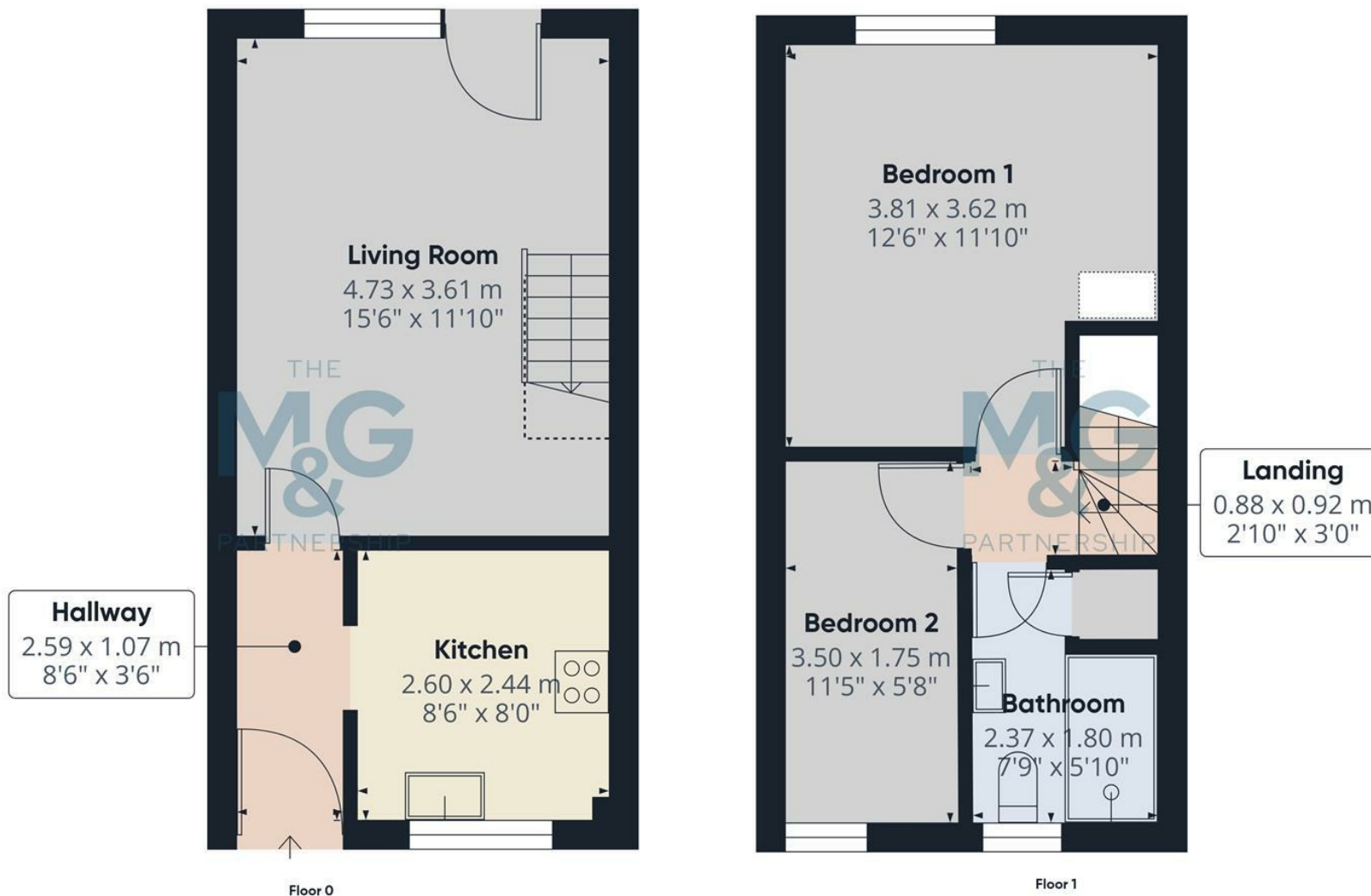
SERVICES - Mains water, electricity, gas and drainage

BROADBAND - Ofcom states Ultrafast broadband is available

Mobile - Ofcom states all mobile phone providers are likely

WHAT3WORDS ///yours.backlog.befitting





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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