



Mortimer &
Gausden

INDEPENDENT ESTATE AGENTS

72e Eastgate Street,
Bury St. Edmunds, IP33 1YR

Offers In Excess Of
£235,000

Town centre living with a garage and parking

If you have been looking for a well maintained home, close to the town centre, with parking and a garage, this attractively presented modern townhouse is bound to impress.

The property, which is being sold with the benefit of having NO UPWARD CHAIN, offers well-proportioned accommodation and benefits from gas fired central heating and uPVC sealed unit glazing.

In our opinion, the house would be ideal for First Time Buyers, Investment Buyers or indeed anyone looking for an easily maintained home in a great location.

- Well presented modern terraced home
- Located close to the town centre
- Sitting room, Kitchen/breakfast room
- 2 Good sized bedrooms, bathroom
- Gas fired central heating, uPVC glazing
- Garden, single garage and parking
- NO UPWARD CHAIN



The house is decorated in a neutral colour scheme with lots of natural light. In more detail, the accommodation comprises:

The entrance hall gives access to the sitting room which has space for a dining table and a very large storage cupboard. The kitchen /breakfast room includes a range of cupboards and worktop surfaces, an integrated oven with hob and ample appliance space. A door leads to the rear gardens.

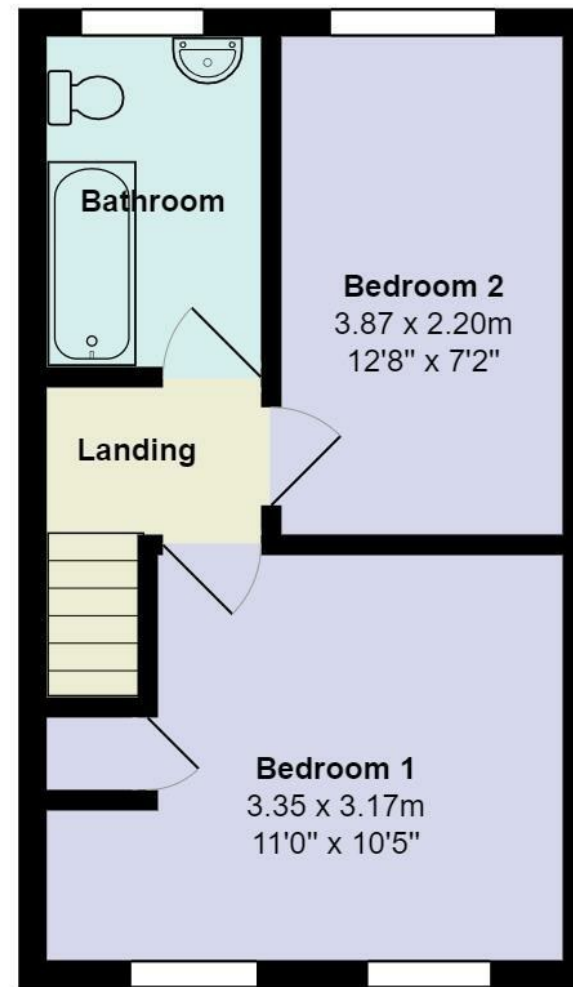
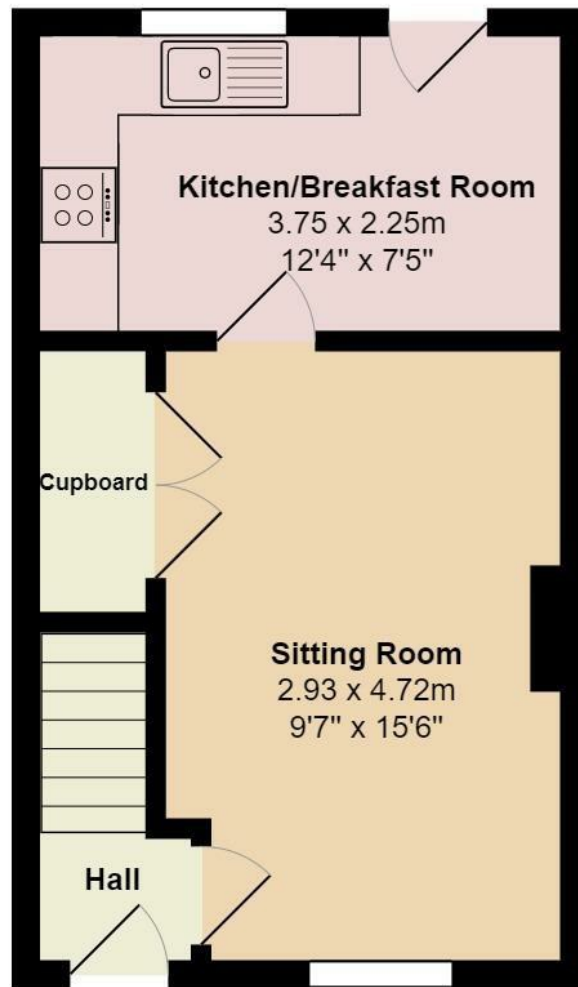
On the first floor, there are 2 good sized bedrooms and a stylish bathroom.

To the rear of the house is an enclosed garden providing the perfect place to relax and entertain. A rear access leads to the single garage which has further parking to the front.

Please note that photographs are from when the property was previously occupied

COUNCIL TAX - Band B.
ENERGY PERFORMANCE RATING - C
COUNCIL - West Suffolk. SERVICES - All main services connected
BROADBAND - Ofcom states Ultrafast broadband is available
Mobile - Ofcom states all mobile phone providers are likely
WHAT3WORDS [///ember.convinces.pulled](https://www.what3words.com/ember.convinces.pulled)





**For general layout only – Please note some of the rooms are slightly angled
Measurements are approximate**

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