



Mortimer &  
Gausden

INDEPENDENT ESTATE AGENTS

6 Alicia Court Southgate Street,  
Bury St. Edmunds, IP33 2BB

Guide Price  
£280,000



## *A CHAIN FREE home with lots of potential and a great location*

This surprisingly spacious semi-detached home occupies a pleasant 'tucked away' cul-de-sac setting, close to the town centre.

The house, which has NO ONWARD CHAIN, will require elements of cosmetic updating, but already benefits from having a modern kitchen, gas fired central heating, and uPVC sealed unit glazing.

The property has a single garage to the side and private walled gardens to the rear.

As properties in this location rarely come to the market, an early internal inspection is highly recommended.

- Spacious semi detached house
- Close to town centre amenities
- Entrance hall, large sitting room
- Fitted kitchen/diner, conservatory
- 2 Bedrooms, shower room
- Gas fired central heating
- uPVC sealed unit glazing
- Single garage, enclosed gardens





Alicia Court is located just off Southgate Street and a short walk from the town centre.

In our opinion, the house would be perfect for first-time buyers, anyone looking to downsize or as an investment property. In more detail, the accommodation comprises:

#### Ground Floor

The entrance hall leads into the spacious sitting room, which includes a staircase to the first floor, an understair storage cupboard and a large picture window overlooking the front gardens.

An opening leads into the kitchen/diner, which is fitted with a range of cupboards and worktop surfaces. There is ample appliance space and an integrated oven, hob and dishwasher. There is plenty of space for a dining table, and glazed doors lead into a pleasant conservatory.

#### First Floor

The landing area gives access to both bedrooms and a shower room. Bedroom 1 is of a particularly good size and includes a range of fitted wardrobes. Bedroom 2 also includes fitted wardrobes, which, if removed, would add considerably to the size of the room.

#### Outside

To the front of the house are low-maintenance gardens which are enclosed by picket fencing. The garage, to the side of the house, has a rear courtesy door and also houses the gas-fired boiler, which serves the central heating.

The rear gardens afford a good degree of privacy and seclusion and are enclosed by brick and flint walling. The gardens include an area of lawn, planted borders and a sheltered patio.

COUNCIL TAX - BAND C - West Suffolk

ENERGY PERFORMANCE RATING - C

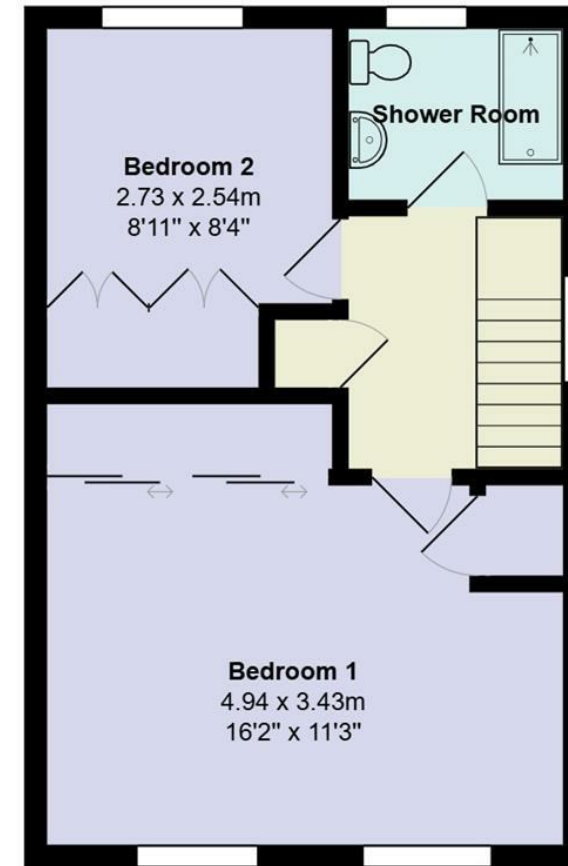
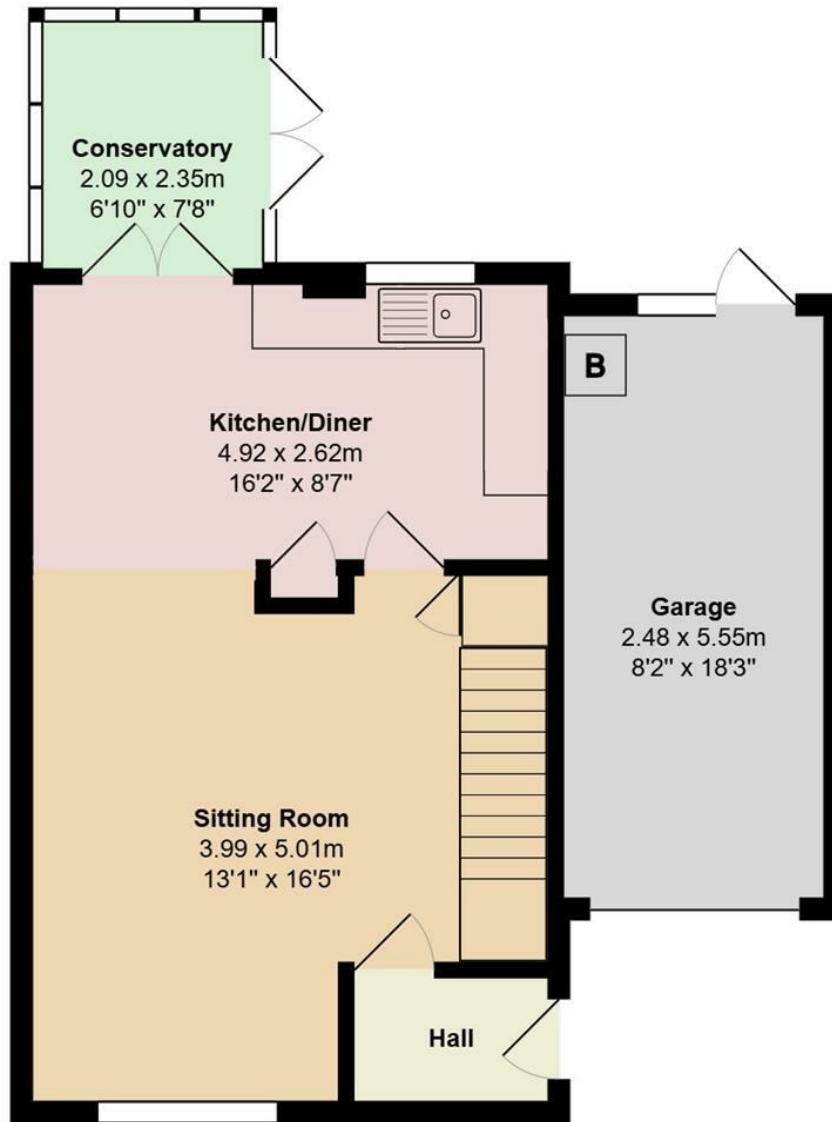
SERVICES - Mains water, electricity, gas and drainage

BROADBAND - Ofcom states Superfast broadband is available

Mobile - Ofcom states all mobile phone providers are likely

WHAT3WORDS ///reclined.robot.smuggled





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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