

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

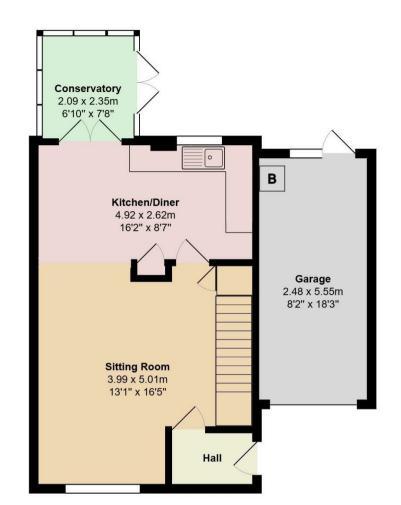
This surprisingly spacious semi-detached home occupies a pleasant 'tucked away' cul-de-sac setting, close to the town centre.

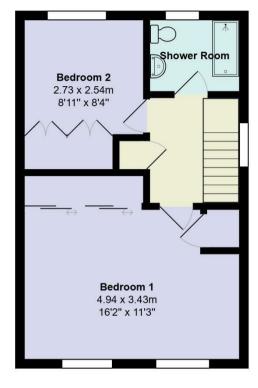
The house, which has NO ONWARD CHAIN, will require elements of cosmetic updating, but already benefits from having a modern kitchen, gas fired central heating, and uPVC sealed unit glazing.

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
- Singe 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.

Potential space and opportunity to complete loft conversion for third bedroom.

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



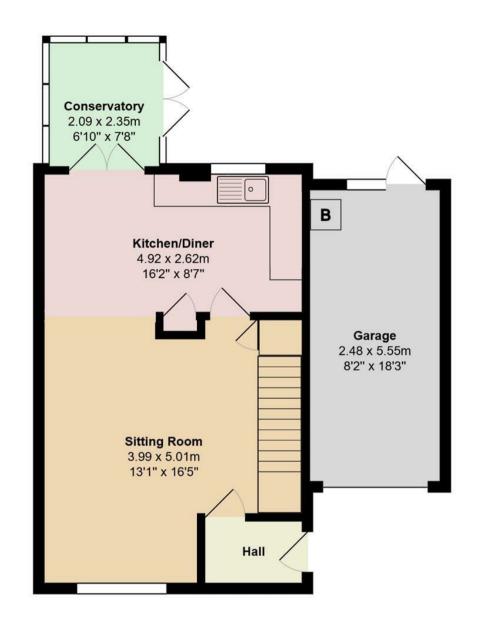


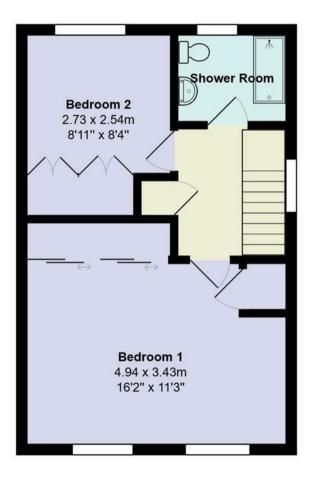












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