



16 Hepworth Avenue, Bury St. Edmunds

Guide Price £195,000

THE
M&G
PARTNERSHIP



16 Hepworth Avenue

Bury St. Edmunds

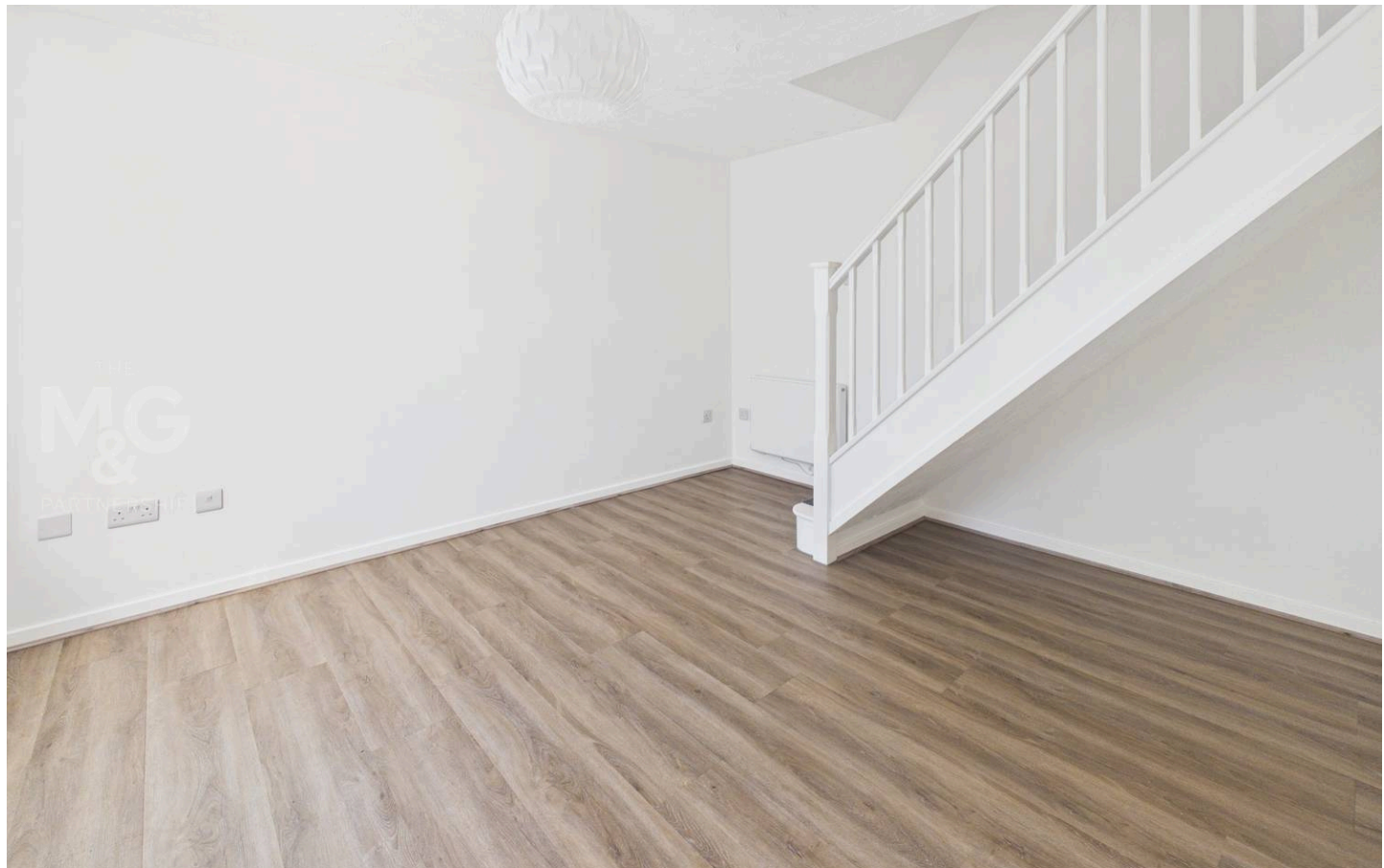
- Exceptionally well presented quarter house
- Occupying a convenient and well served location
- Hall, fitted kitchen, living/dining room
- 2 bedrooms, bathroom
- uPVC sealed unit glazing, electric heating
- Front gardens and parking

Whether you are searching for your first home or an addition to an investment portfolio, this well-presented two-bedroom quarter house is sure to appeal.

Occupying a pleasant position on the western outskirts of Bury St Edmunds, the property is within easy reach of local amenities, including West Suffolk College, the leisure centre and supermarkets, while the town centre and A14 are also conveniently accessible.

The accommodation includes an entrance porch, fitted kitchen, good-sized sitting room, two bedrooms and a bathroom. Further benefits include electric heating, uPVC double glazing, new flooring and recent re-decoration. Front garden and off-road parking.

The property would make an ideal first purchase, lock-up-and-leave home or buy-to-let investment, with an anticipated rental income of around £995 pcm.



Interested? Call Us On
01284 755526

Entrance Hall

Kitchen

12' 2" x 5' 7" (3.72m x 1.69m)

A bright and light kitchen with ample cupboards, worktop surfaces and appliance space.

Living Room

13' 9" x 12' 2" (4.20m x 3.71m)

Another light filled room with space for both a sofa and a dining table.

First Floor Landing

Bedroom 1

A good sized bedroom including a fitted wardrobe with mirrored doors and an airing cupboard. Exposed floorboards.

Bedroom 2

A single bedroom with exposed floorboarding.

Bathroom

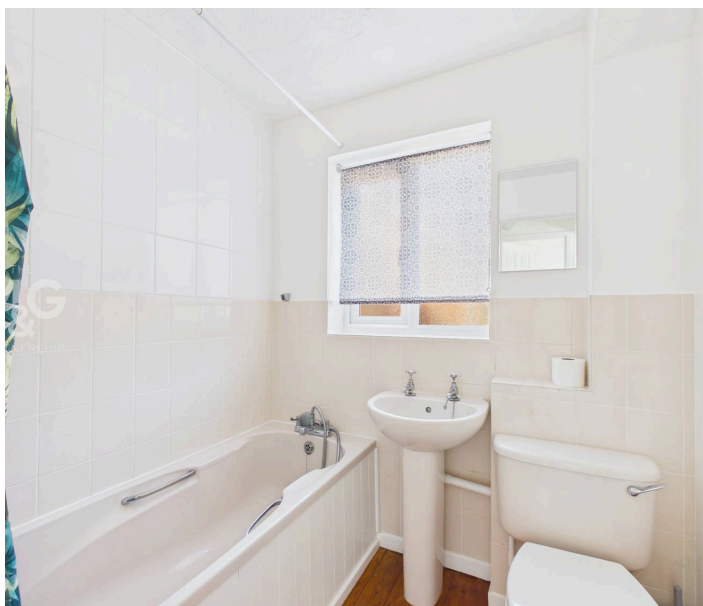
Including a panel enclosed bath with shower over, toilet and wash hand basin.

Outside

The house includes gardens to the front which are enclosed by picket fencing and are mainly hard landscaped for ease of maintenance. There is a useful outdoor store cupboard and a timber garden shed. A driveway to the side provides parking.

Agents Note

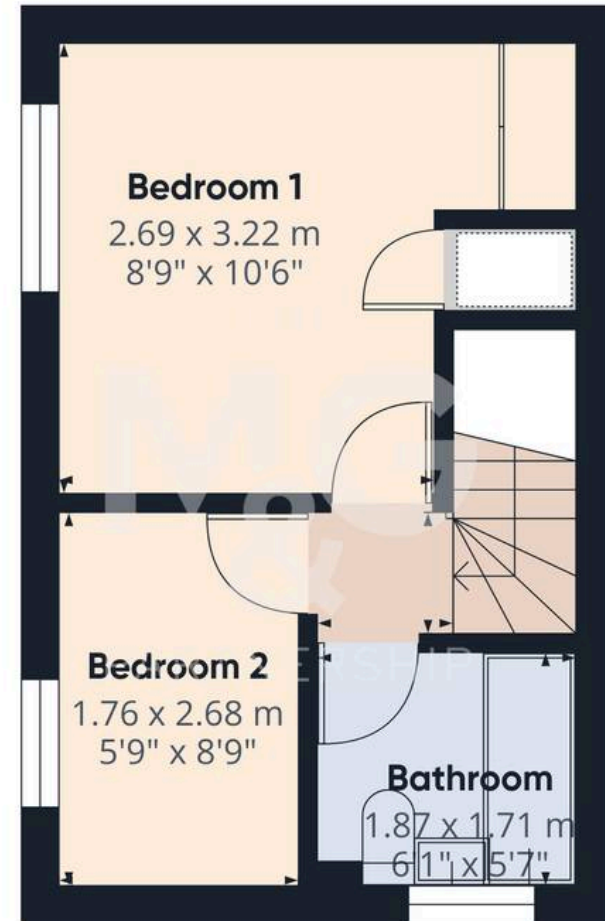
Services: Mains water , electricity and drainage Council Tax - Band B- West Suffolk Broadband - Ofcom states ultrafast is available
Mobile - Ofcom states all providers are likely Energy Performance Rating - D



Interested? Call Us On
01284 755526



Floor 0



Floor 1



Interested? Call Us On
01284 755526



For more details about this property, or any of the many superb homes we currently have available, please get in touch.

Established in 2008, The Mortimer & Gausden Partnership is proud to be one of the area's leading independent estate agents, with over 135 years of combined experience.

Our exceptional local knowledge, personal service and professional approach enable us to offer honest advice, accurate valuations and outstanding results.

Whether you are thinking of selling now or simply exploring your options, we would be delighted to provide a market appraisal.



01284 755526



mail@mortimerandgausden.co.uk



www.mortimerandgausden.co.uk



**7 Langton Place, Bury St. Edmunds,
Suffolk IP33 1NE**

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.

The Mortimer & Gausden Partnership is a trading name of Mortimer & Gausden Ltd.