

# Mortimer & Gausden

INDEPENDENT ESTATE AGENTS



20 Devon Close,  
Bury St. Edmunds, Suffolk, IP32 6LU

Offers In Excess Of  
£230,000

INDEPENDENT ESTATE AGENTS



## *Surprisingly spacious modern home close to local amenities*

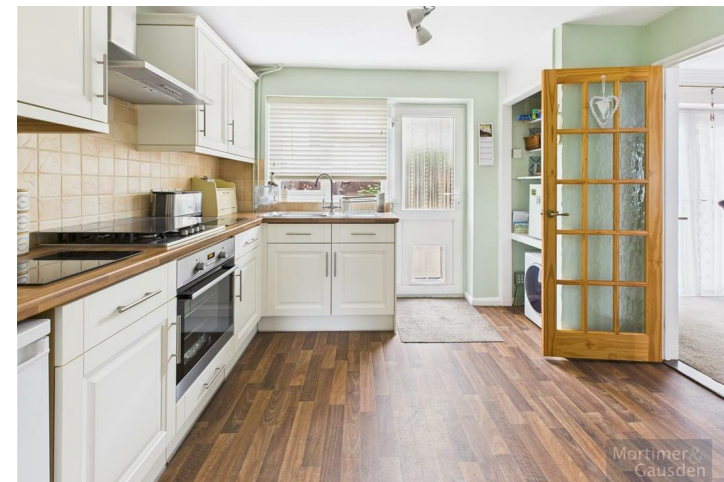
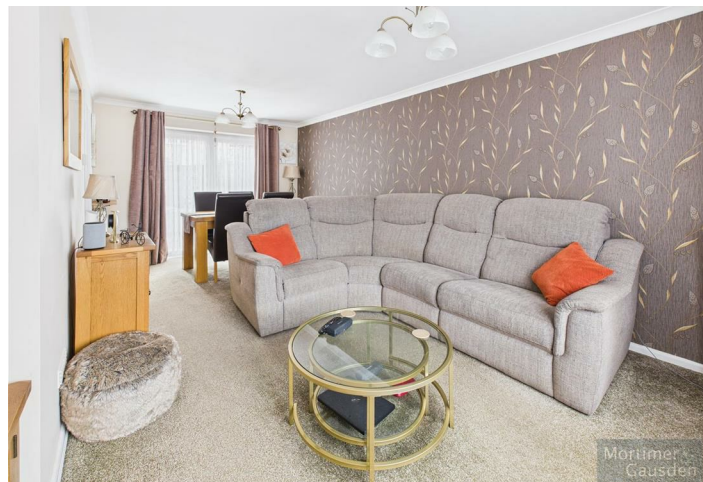
This well-planned terraced home occupies a convenient setting, close to local shops, schools, and other amenities.

Offering generous accommodation throughout, the property would be ideal for young families or those seeking a sound investment opportunity, with an estimated rental value of around £1,150 per calendar month.

The house includes a large dual aspect sitting/dining room, a fitted kitchen, a separate utility, 3 good-sized bedrooms, and a family bathroom.

With the added advantages of parking to the front, enclosed south-facing gardens to the rear, and the property being sold with NO UPWARD CHAIN, this well-maintained home is bound to attract strong interest.

- Much improved CHAIN FREE home
- Close to a wide range of local amenities
- Hall, dual aspect sitting/dining room
- Fitted kitchen and separate utility
- 3 Good-sized bedrooms, bathroom
- Gas central heating, UPVC glazing
- South-facing gardens and parking





The property benefits from gas-fired central heating and uPVC sealed unit glazing, and in more detail comprises:

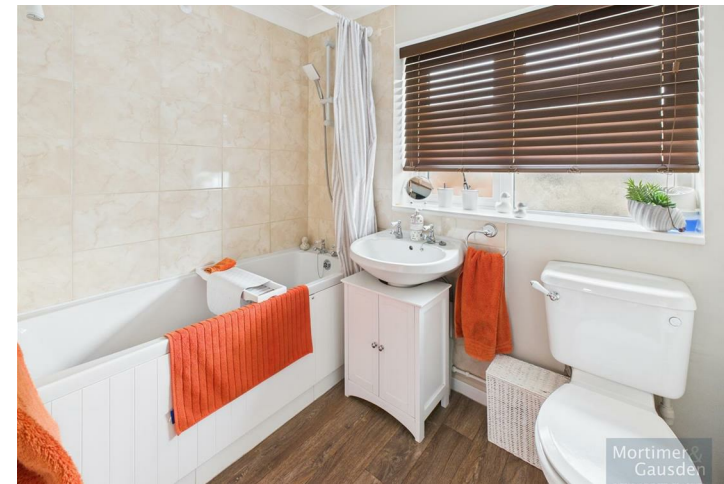
#### Ground Floor

An entrance hall leads into a spacious dual aspect sitting/dining room, a lovely light-filled space with glazed doors opening onto the rear garden. The kitchen is fitted with a good range of units and work surfaces, together with ample appliance space. There is an integrated oven, hob and extractor hood. A glazed door provides direct access to the garden. Leading off the kitchen is a useful utility room offering additional storage, further appliance space, and a door to the front.



#### First Floor

The landing includes a cupboard housing the gas combination boiler, which was replaced earlier this year. There are 3 good-sized bedrooms and a family bathroom.



#### Outside

To the front, the garden has been hard landscaped to provide convenient off-road parking. The rear gardens are fully enclosed, enjoy a southerly aspect, and have been attractively hard landscaped for ease of maintenance. There is an outside tap and electric point, making the space both practical and easy to enjoy.

The property is offered for sale in very good condition throughout, ready for immediate occupation with no work required. It also represents an excellent investment opportunity, with an estimated rental value of around £1,150 per calendar month, and is available with no upward chain.



Council Tax: Band B

Energy Performance Rating: C

Local Council: West Suffolk

Services: All main services connected

Broadband: Ultrafast broadband available (source: Ofcom)

Mobile Coverage: Service available from all providers (source: Ofcom)

What3Words ///cities.aimed.musically



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