

**CODLING ROAD
BURY ST EDMUNDS, IP32 7HE
FOR SALE**

- TWO DOUBLE BEDROOMS
- POPULAR LOCATION
- MORETON HALL
- OFF ROAD PARKING
- COUNCIL TAX BAND B
- EPC D
- IDEAL FIRST TIME BUY
- IDEAL INVESTMENT BUY



PRICE
OIEO £200,000



GD Estates are delighted to present to the market this well-proportioned two-bedroom mid-terrace home, situated on the sought-after Moreton Hall development in Bury St Edmunds.

This property represents an ideal opportunity for first-time buyers or investors alike. The internal accommodation comprises two double bedrooms, a living room, a kitchen, and a family bathroom.

Externally, the property benefits from front garden, an enclosed rear garden and off-road parking for two vehicles.



LOCATION:

Codling Road is located on the popular Moreton Hall development on the eastern side of Bury St Edmunds. Moreton Hall offers a range of local facilities within walking distance, including the Moreton Hall Health Club and Abbots Green Primary Academy. The town centre of Bury St Edmunds is just a short distance away and boasts a range of additional facilities, including the Abbey Gardens, Arc Shopping Centre, and Theatre Royal, as well as a train station with links to London Liverpool Street. The property is also within easy access of the A14 trunk road, providing links to the nearby towns of Ipswich and Cambridge, and London via the M11. This property is ideal for both those wishing to enjoy the town and those needing to commute further afield.

LIVING ROOM

17' 1" x 12' 4" (5.21m x 3.76m):

The property is accessed via a uPVC door leading into a light and airy living room. The room features a front-aspect uPVC window, a radiator, and stairs rising to the first floor.

KITCHEN

12' 4" x 8' 8" (3.76m x 2.64m):

The well-equipped kitchen features a range of wall-mounted and base units set beneath roll-edge, granite-effect work surfaces with complementary tiled splashbacks. There is a composite sink and drainer with mixer tap, along with space for an electric or gas oven and grill. Space and plumbing are provided for a washing machine/ dishwasher, as well as space for a fridge-freezer.

KITCHEN CONTINUED:

Additional benefits include a useful understairs storage cupboard, a radiator, a rear-aspect uPVC window, and a uPVC door providing direct access to the rear garden.

LANDING:

The first-floor landing provides access to all first floor accommodation and features a loft hatch.

BEDROOM 1

12' 4" x 10' 1" (3.76m x 3.07m):

A double bedroom featuring an airing cupboard providing useful storage and housing the immersion tank, a front-aspect uPVC window, and a radiator.

BEDROOM 2

10' 5" x 8' 2" (3.18m x 2.49m):

Double bedroom featuring built in wardrobes with sliding doors, uPVC window to rear aspect and one radiator.

BATHROOM

6' 8" x 5' 7" (2.03m x 1.7m):

The bathroom is fitted with a three-piece suite comprising a panelled bath with mains shower over, a low-level WC, and a wall-mounted wash hand basin with storage beneath, complemented by a radiator.



EXTERNALLY:

To the front, the property features a lawned garden with a pathway leading to the front door. To the rear, the garden is equally split between a patio area and area laid to lawn, with a large garden shed, and a gated rear access leading to a walkway, which in turn provides access to the allocated parking area where the property benefits from two off-road parking spaces.

TENURE:

The property is FREEHOLD and will be sold with vacant possession.

SERVICES:

The property benefits from mains gas, electricity, water, and drainage, and is served by gas-fired central heating.



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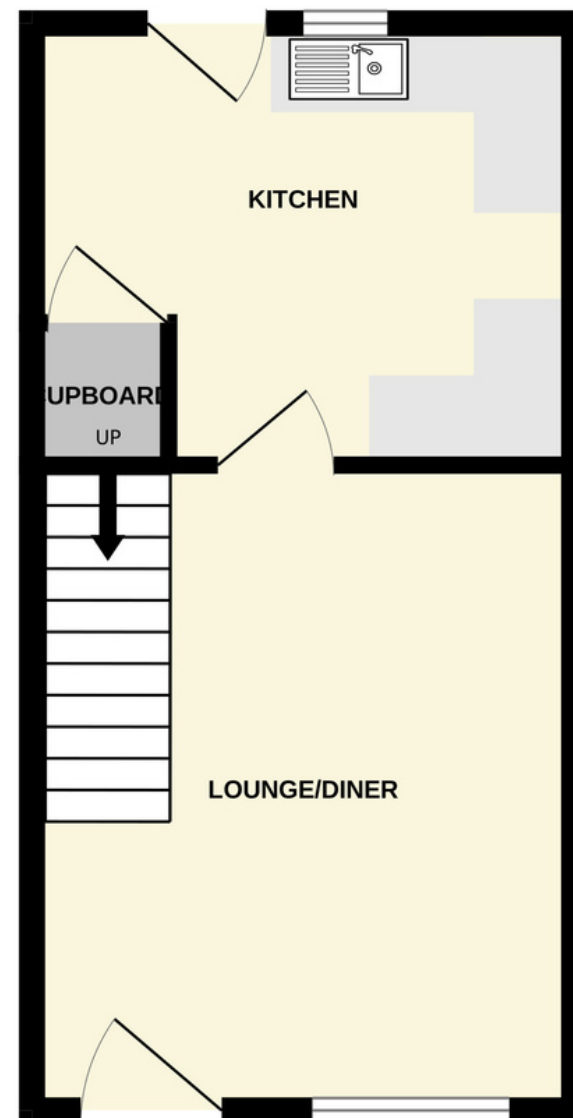


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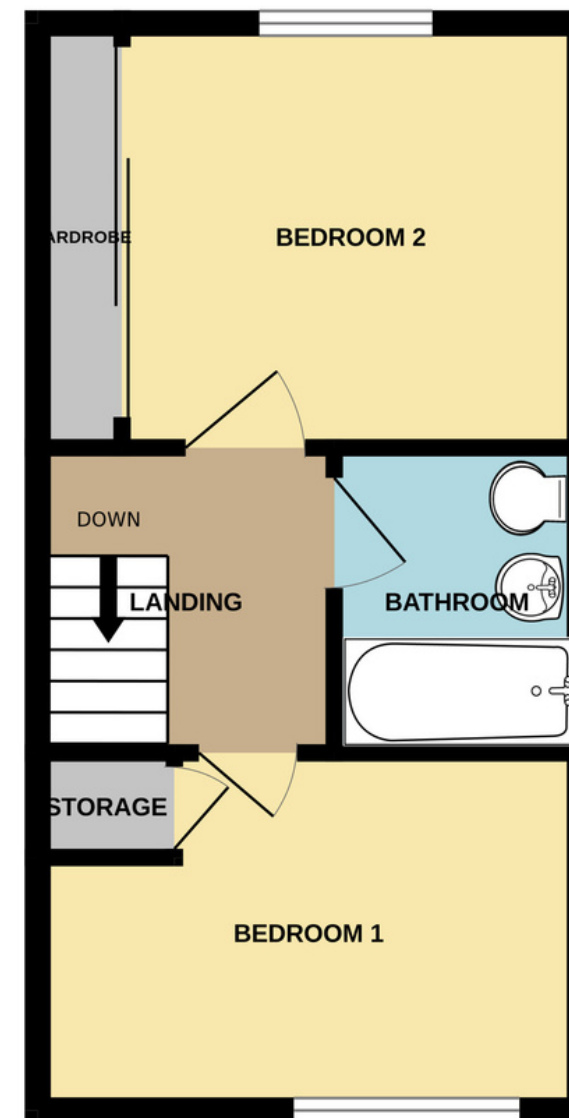


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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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