



22 Daisy Avenue, Bury St. Edmunds

Guide Price £220,000

THE
M&G
PARTNERSHIP



22 Daisy Avenue

Bury St. Edmunds

- Immaculately Presented Maisonette
- Single Garage & Parking
- Freehold
- Contemporary Kitchen & Shower Room
- Popular Residential Location
- Fantastic For First Time Buyers & Investors Alike
- Move In Ready!
- Private Courtyard Garden With Access To Garage

A well-presented and deceptively spacious two-bedroom maisonette, situated on the ever-popular Moreton Hall development and modernised to an excellent standard, creating a smart "turn-key" home ready for the next owner to enjoy.

The property would be ideal for first-time buyers, downsizers or investment purchasers, offering comfortable and easily maintained accommodation in a highly convenient setting. Moreton Hall provides superb access to everyday amenities, including local shops, eateries, supermarkets, leisure facilities and schooling, while Bury St Edmunds town centre, with its excellent selection of independent and high street shops, bars and restaurants, is only a short drive away.

Outside, the property benefits from a single garage, parking space and a courtyard garden, adding valuable practicality.



Interested? Call Us On
01284 755526

Entrance Hall

3' 6" x 4' 0" (1.07m x 1.22m)

Landing

2' 9" x 9' 8" (0.83m x 2.95m)

Open Plan Living-Diner

17' 0" x 16' 4" (5.17m x 4.98m)

Kitchen

9' 3" x 7' 2" (2.83m x 2.18m)

Bedroom 1

11' 1" x 9' 7" (3.38m x 2.93m)

Bedroom 2

12' 1" x 6' 5" (3.69m x 1.96m)

Bathroom

6' 7" x 5' 9" (2.00m x 1.76m)

Garage

8' 11" x 16' 6" (2.71m x 5.03m)

Agent Notes:

EPC Rating - C

Council Tax - B (West Suffolk)

All mains services connected

Boiler installed in 2018 - serviced annually

Double glazed throughout

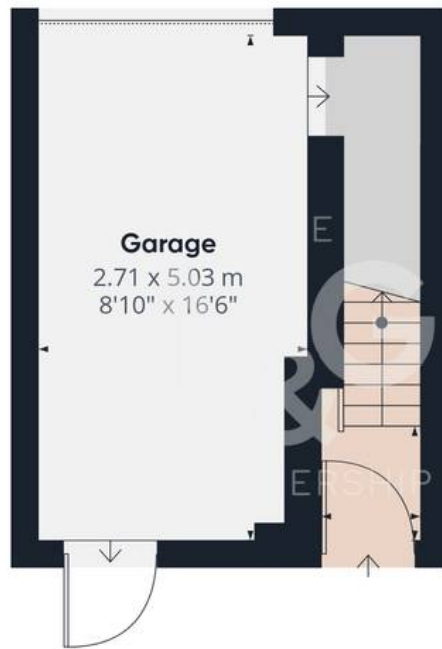
What3Words: ///nursery.during.segmented

Broadband: Ultrafast broadband available (source: Ofcom)

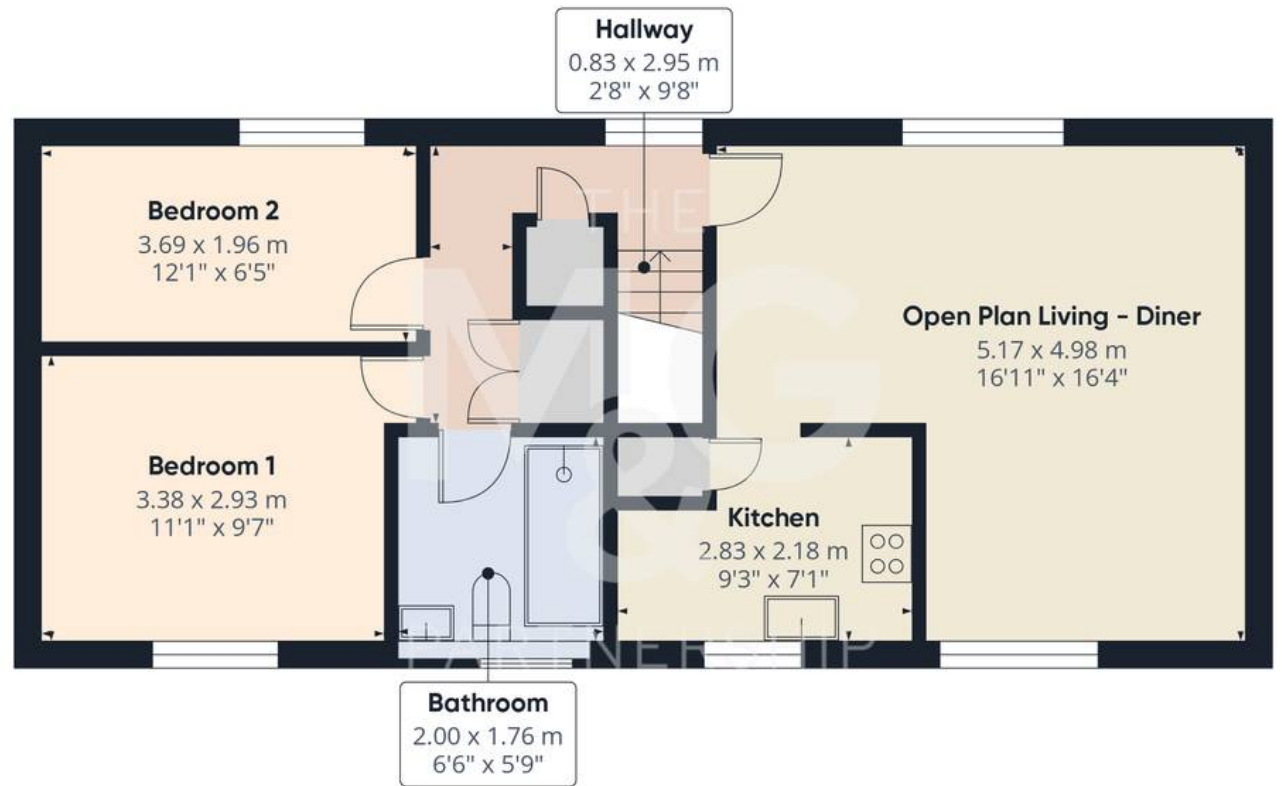
Mobile Coverage: Service available from all providers (source: Ofcom)



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.