

THE  
**Mortimer  
& Gausden**  
PARTNERSHIP

19 Frenesi Crescent,  
Bury St. Edmunds, Suffolk, IP32 7PP

Offers In Excess Of  
£205,000

PARTNERSHIP

## Fully Refurbished, One Bedroom Home In A Popular Setting

Occupying a pleasant position within the highly sought-after Moreton Hall, this incredibly well presented end-of-terrace home offers an excellent opportunity for first-time buyers, those looking to downsize, or investors seeking a strong addition to their rental portfolio as a residential letting or AirBnb.

Moreton Hall is one of Bury St Edmunds' most established and desirable residential developments, renowned for its excellent range of amenities. Residents benefit from a choice of well-regarded schools, a sports centre, church, public house, cafés, doctors' surgery, community centre, post office and Tesco Express, all within easy reach. The historic town centre is easily accessible on foot, by bicycle or by car, while the nearby A14 provides convenient links to Ipswich, Cambridge and London via the M11.

The property has been refurbished throughout, and is presented in excellent decorative order, creating a bright and welcoming home ready to move straight into. Further benefits include uPVC double glazing, gas-fired central heating and an allocated parking space.

- Immaculately Presented & Refurbished Throughout
- Double Bedroom With Fitted Wardrobes
- Stunning Kitchen With Fitted Appliances
- Popular Residential Location On Moreton Hall
- Viewing Highly Recommended
- Driveway Parking
- Private Rear Garden
- No Onward Chain



#### Ground Floor:

Upon entry you are greeted by the entrance hallway providing access to the cloakroom and open-plan kitchen-living area. The cloakroom is complete with wc, basin and radiator.

The kitchen has been newly installed, creating a sleek and professional finish, whilst integrated appliances and ample storage can be found behind a matte, charcoal grey fascia and contrasting worktop. Appliances include, oven, hob, extractor fan, fridge, washing machine and dishwasher.

Understairs storage provides great additional space for the freezer and microwave to maximise the kitchen space available.

Bathed in natural light, courtesy of the double doors overlooking the garden, the lounge space is well proportioned and creates a social heart to the home.

#### First Floor:

Upstairs, the landing holds access to the large double bedroom, complete with mirror fronted wardrobes and space for a desk for those who work remotely.

The shower room is well-appointed, offering a wc, basin, double-shower and heated towel rail.

#### Outside:

The private rear garden is low maintenance, offering mainly patio space, with small patches of lawn, whilst a metal shed provides great additional storage for summer furniture. Gated access leads to the driveway and parking space.

#### Agent Notes:

EPC Rating - C

Council Tax - A (West Suffolk)

No Onward Chain

All Mains Services Connected

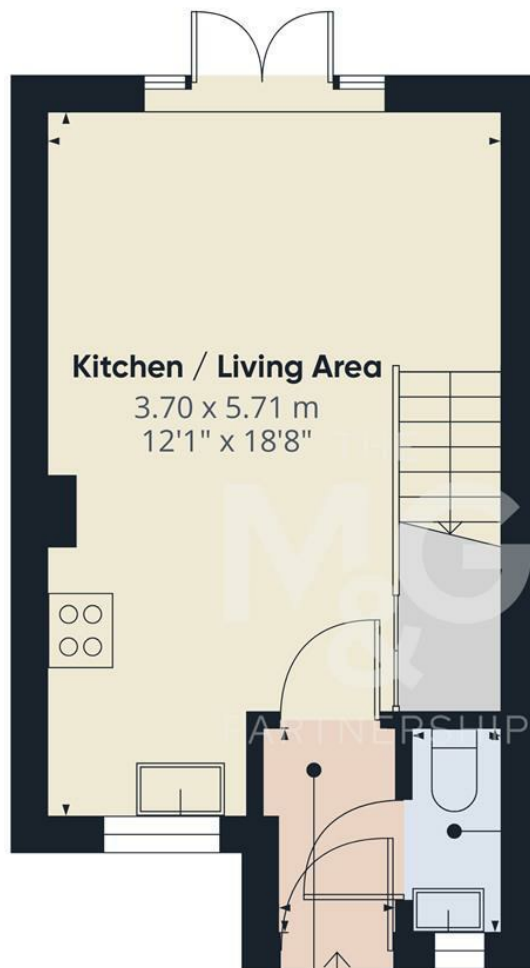
Gas Central Heating (Combi)

What3Words: [///token.daydream.notebook](https://www.what3words.com/#!/token.daydream.notebook)

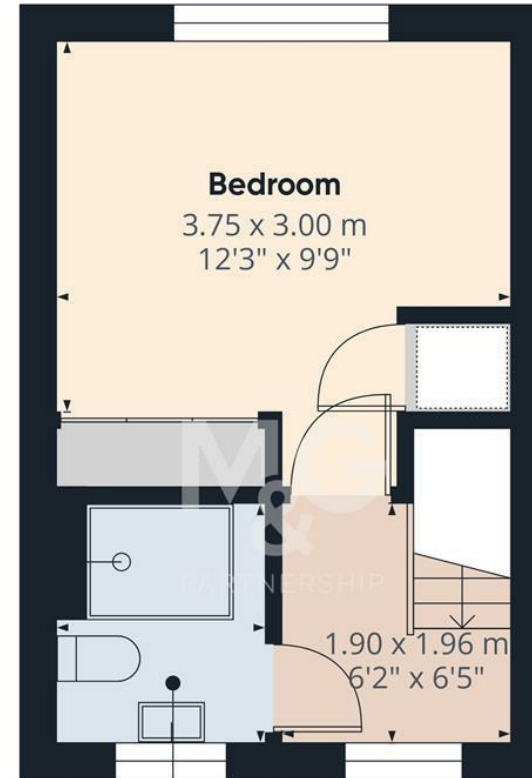
Broadband: Ultrafast broadband available (source: Ofcom)

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





Floor 0



Floor 1

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.

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mail@mortimerandgausden.co.uk  
www.mortimerandgausden.co.uk  
7 Langton Place, Bury St. Edmunds, Suffolk. IP33 1NE

01284 755526