

## Summary

A fantastic opportunity to purchase this 3 bedroom townhouse with spacious accommodation over 3 floors. Benefits include fitted kitchen, large lounge/dining room, 3 double bedrooms, family bathroom, ground floor wc as well as the added benefits of solar panelling and off road parking for 2 cars.

## Description

Approximate Room Sizes

**ENTRANCE HALL** Double glazed door to the front, timber engineered wood flooring, stair to first floor..

**GROUND FLOOR WC** With low level wc and wall mounted wash hand basin.

**KITCHEN** 11' 7 x 7' 9 (3.53m x 2.36m) Double glazed window to the front, range of base and wall units, roll edge work surfaces with inset

bowl and drainer sink unit. integrated hob, cooker, extractor and dishwasher, space and plumbing for washing machine.

**LOUNGE DINING ROOM** 15'7 x 14'9 (4.75m x 4.50m) Double glazed French doors to the rear garden, timber engineered wood flooring, under stairs storage cupboard.

**FIRST FLOOR LANDING** Airing cupboard.

**BEDROOM TWO** 14' 8 x 9' 4 (4.47m x 2.84m) 2 Double glazed windows to the rear, radiator.

**BEDROOM THREE** 14'7 x 7' 9 (4.45m x 2.36m) Double glazed window to the front, radiator.

**FAMILY BATHROOM** A bright and modern bathroom features a pedestal hand wash basin, a low-level WC, a panel bath with a convenient shower attachment and tiled splashbacks. A chrome towel radiator.

**SECOND FLOOR LANDING** Velux window the rear.

**BEDROOM ONE** 19'6 x 14'8 Max (5.94m x 4.47m) Double glazed window to the front, Velux window to the rear aspect, two radiators, loft hatch access,

**GARDENS** The rear garden commences with a paved patio area with the remainder being mainly laid to lawn with mature shrubs. Timber fence and shed.

## Additional Information

Local Authority – West Suffolk Council

Council Tax Band – C

Tenure – Freehold

Services – Mains gas, water & electric. Solar panels

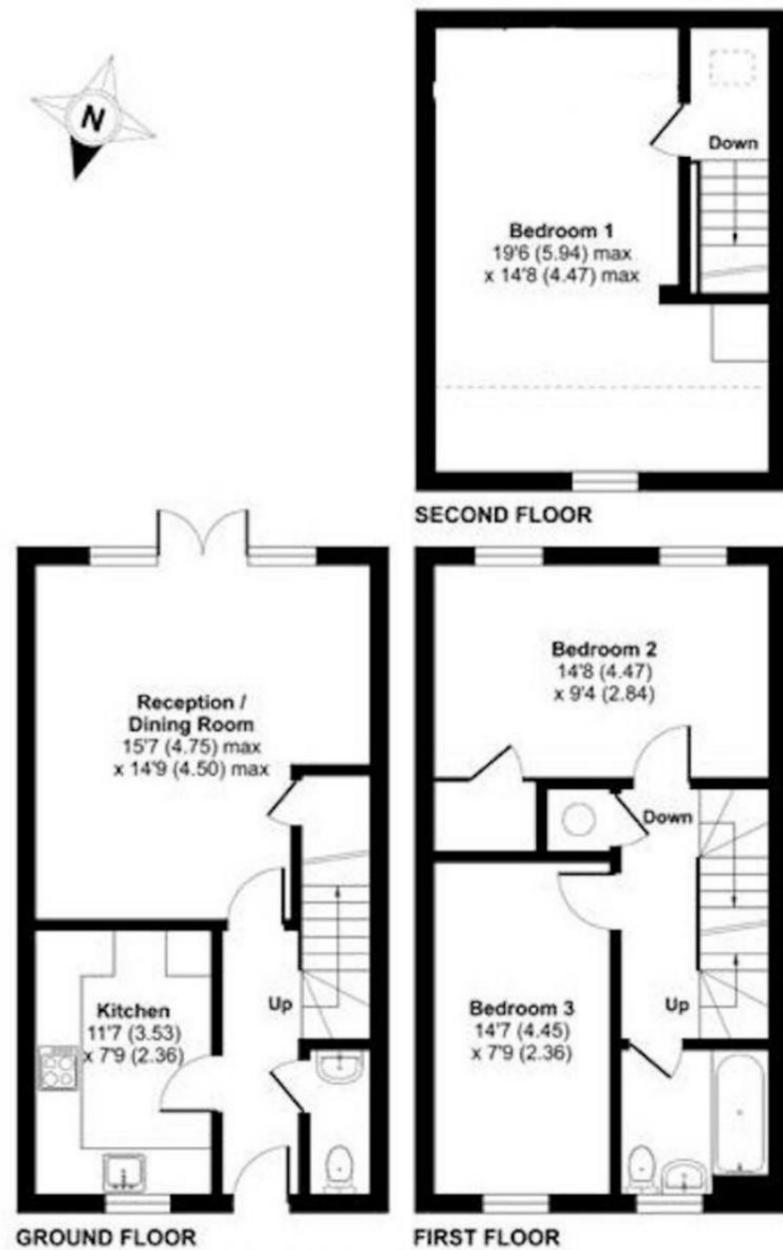
Post Code – IP32 7QA

Viewings by appointment

Bychoice Estate Agents

Tel: 01284 769598





If you would like to speak to one of our mortgage advisors call now – 01284 769598



Your home may be repossessed if you do not keep up repayments on your mortgage.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81   B
69-80	C		
55-68	D	67   D	
39-54	E		
21-38	F		

### Contact Details

6 The Traverse, Bury St Edmunds, IP33 1BJ

Tel: 01284 769598

Email: burystedmunds@bychoice.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

Mortimer Road | Bury St Edmunds | IP32 7QA

OIEO £300,000

A fantastic opportunity to purchase this 3 bedroom townhouse with spacious accommodation over 3 floors. Benefits include fitted kitchen, large lounge/dining room, 3 double bedrooms, family bathroom, ground floor wc as well as the added benefits of solar panning and off road parking for 2 cars.

- Modern Townhouse
- 3 Double Bedrooms
- Fitted Kitchen
- Ground Floor WC
- Family Bathroom
- Solar Panels Providing Electricity
- South Facing Rear Garden