



## 10 Godfreys Close, Horringer, Bury St. Edmunds, Suffolk, IP29 5SR

VILLAGE LIVING AT ITS VERY BEST – If you love the idea of being part of village life, but don't want to live too far away from the town, this well appointed 3 bedroom maisonette could be ideal.

Overlooking a small green to the front and open farmland to the rear, the property is located within 3 miles of Bury St. Edmunds and would be perfect for investment, first time buyers or those people looking to downsize.

- Spacious and well appointed maisonette
- Pleasant village location, lovely farmland view
- Sitting room, stylish refitted kitchen/breakfast room
- 3 bedrooms, modern shower room
- Parking, storage shed and enclosed garden

Guide Price £250,000





## General Information

Horringer is possibly one of the most popular villages in the area. There is a strong sense of community within the village centred around the church, community centre, primary school and 2 public houses/restaurants. The National Trust Ickworth Park is also within easy walking distance of the property. The market town of Bury St. Edmunds is around 2 miles away and offers an extensive range of educational, recreational and shopping facilities. The A14 can also be easily accessed which leads to Ipswich, Cambridge & London via the M11. These locations can also be easily reached by rail.

The property is presented in good decorative order and offers well-proportioned accommodation. There is the benefit of Upvc sealed unit double glazed windows and heating is provided by an electric system.

On the ground floor: An entrance hall with coat hanging space, has stairs leading up to the first floor. On the first floor: A door opens from the staircase onto the hallway, with further doors off to the bedrooms, shower room and the sitting room. The sitting room is of a good size and has a pleasant outlook over the green to the front. A door leads off to the kitchen/breakfast room, which has recently been refitted with an attractive range of cupboard units and the stylish granite work surfaces are sure to impress. There is an integrated hob and oven and two windows provide superb views to the rear over farmland. Two of the bedrooms are double in size, with the 3rd being a decent single and the shower room features a modern white suite.

In our opinion, the maisonette would be perfect for first time buyers or indeed those people looking to downsize. The property would also rent out very easily making it a worthy addition to anyone's investment portfolio.

Agents Note; The property has a 125-year lease which commenced in 1995. The current ground rent/service charge is £37.12 per month.

Council Tax Band A.

### Outside

The property faces a pleasant open green and there is communal off-road parking and a useful brick storage shed. A small enclosed garden, which overlooks the adjoining farmland, is situated to the rear of the property.

### Directions

From the town, proceed south west on the A143. Leave Bury St Edmunds and head into Horringer. Continue to follow the road and shortly before leaving the village, the property will be found on the right, facing the green and marked by our for sale board.

## Entrance Lobby

## Hall

Sitting Room 15'11 x 11'9 (4.85m x 3.58m)

Kitchen/Breakfast Room 15'2 x 8'5 (4.62m x 2.57m)

Bedroom 1 12'6 x 10'4 (3.81m x 3.15m)

Bedroom 2 11'4 x 8'5 (3.45m x 2.57m)

Bedroom 3 10'4 max 7'0 min x 8'6 max 5'4 min (3.15m max 2.13m min x 2.59m max 1.63m min)

## Shower Room

Brick Shed 13'5 x 6'2 max overall (4.09m x 1.88m max overall)





