



## 138 Northumberland Avenue, Bury St. Edmunds, IP32 6ND

**FEELS LIKE HOME** – Located within easy reach of local schools and shops, this much-improved end of terrace house provides a spacious range of accommodation and is presented in excellent decorative order.

The property, which benefits from gas fired central heating and uPVC sealed unit glazing, would be a perfect first-time purchase or a worthy addition to anyone's investment portfolio.

- Much improved end of terrace home
- Stylish refitted kitchen/diner and bathroom
- 2 double bedrooms, gas fired central heating
- uPVC sealed unit glazed windows, new front door
- Good sized gardens with timber decking & pergola
- Off road parking, excellent local amenities

## Guide Price £240,000







General Information

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The house is situated within a very well served residential area, which is on a regular bus route and conveniently located to access nearby amenities, which include: schooling for all ages, two parades of shops and a post office. A range of supermarkets and a large leisure centre are also located close by. The town centre is around 2 miles away and the A14 dual carriageway is within easy reach, giving fast access to Ipswich, Cambridge and London via the M11.

The property offers spacious accommodation and has been thoughtfully modernised and much improved by our vendors. These improvements have given the house a light, bright contemporary feel – perfect for those who simply want to move in and put their furniture down.

The ground floor features a large sitting room and the stylish refitted kitchen is of a good size and includes an integrated oven and hob, plentiful storage and space/plumbing for a washing machine and a slim-line dishwasher. The garage has been partly converted into a utility room with the remainder of the garage providing storage space. On the first floor, there are 2 double bedrooms and a smart refitted bathroom.

Outside

To the front of the property, the driveway provides off-road parking for 2 cars. The fence enclosed rear gardens have been pleasantly landscaped and include a lawn with well stocked borders and raised beds and a timber decked area with a pergola adjoins the rear of the house.

Council Tax Band – B

Directions

From the town centre proceed along Northgate Street crossing over the roundabout into Out Northgate, continue into Fornham Road. At the traffic lights turn left onto Tollgate Lane. Turn right onto Lancaster Avenue and then left onto Northumberland Avenue. Continue to follow the road and the house can be on on the right as marked by our for sale board.

Entrance Hall

Sitting Room 14'3 12'1 max overall (4.34m 3.68m max overall)

Kitchen/Diner 15'4 x 8'3 (4.67m x 2.51m)

Utility Room 9'10 x 8'0 (3.00m x 2.44m)

Storage Room 10'5 x 8'8 (3.18m x 2.64m)

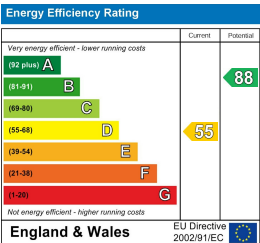
First Floor Landing

Bedroom 1 12'0 x 10'1 (3.66m x 3.07m)

Bedroom 2 12'6 x 9'0 (3.81m x 2.74m)

Bathroom

Gardens / outside



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 fitting. 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 web site, please contact our offices immediately.

