

Mortimer &
Gausden

INDEPENDENT ESTATE AGENTS



9 Faiers Close,
Bury St. Edmunds, IP33 2QA

Guide Price
£240,000

A spacious terrace overlooking a pleasant green area

Whether you are looking for your first home, somewhere for your growing family or perhaps something for investment, this spacious modern terrace is bound to be of interest.

The house is located on the Nowton Estate and occupies a very pleasant setting overlooking a small green. The house is close to a parade of shops, Hardwick Heath and the West Suffolk Hospital.

Although the property has been well maintained, it is perhaps now a little dated in places, making it perfect for buyers who want to put their 'own stamp' on a property whilst significantly increasing its value.

- Spacious modern mid terrace
- Occupying a well served location
- Hall, spacious sitting/dining room
- Fitted kitchen, inner hall & cloakroom
- 3 Good sized bedrooms, bathroom
- Gas central heating, uPVC glazing
- Enclosed gardens, communal parking
- NO UPWARD CHAIN



As previously mentioned the house is being sold with the benefit of having NO UPWARD CHAIN. We understand the Valiant Combination Boiler which serves the gas central heating was replaced around 3 years ago.

Due to the close proximity to the Hospital, the property would make a superb rental investment opportunity with a current rental value of around £1,200 PCM once updated.

On the ground floor: The entrance hall gives access to a large sitting/dining room. The kitchen is fitted with a range of units and worktop surfaces with ample appliance space. The hallway includes a downstairs cloakroom and a useful storage cupboard. A door leads to the rear gardens

On the first floor: A spacious landing area gives access to 3 good sized bedrooms and a family bathroom.

Outside

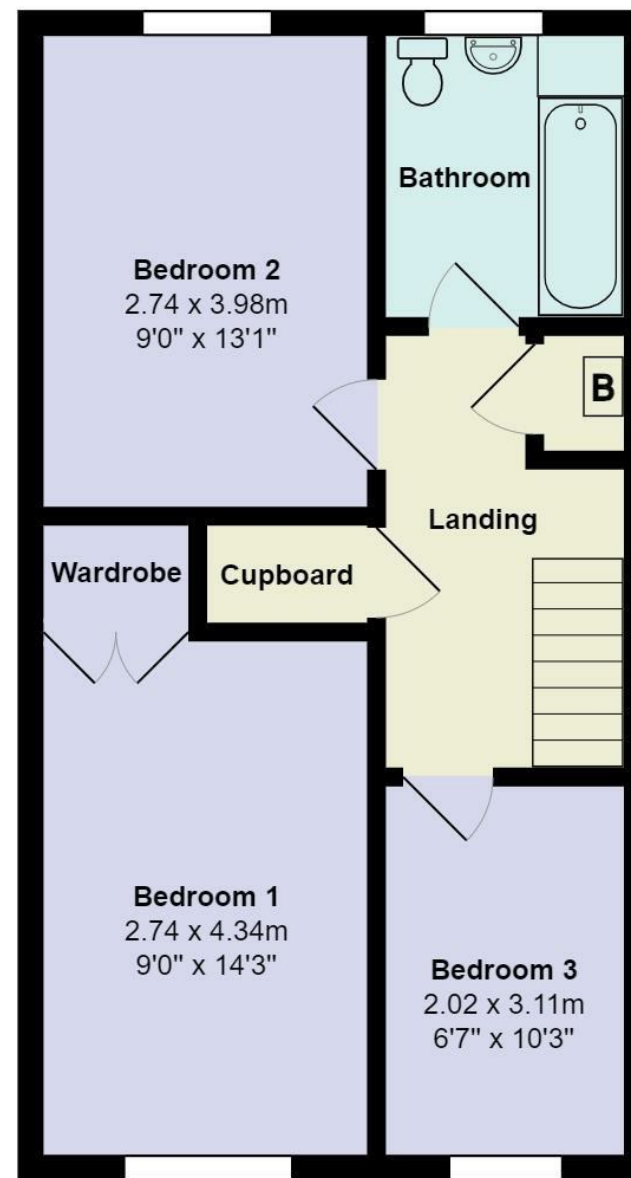
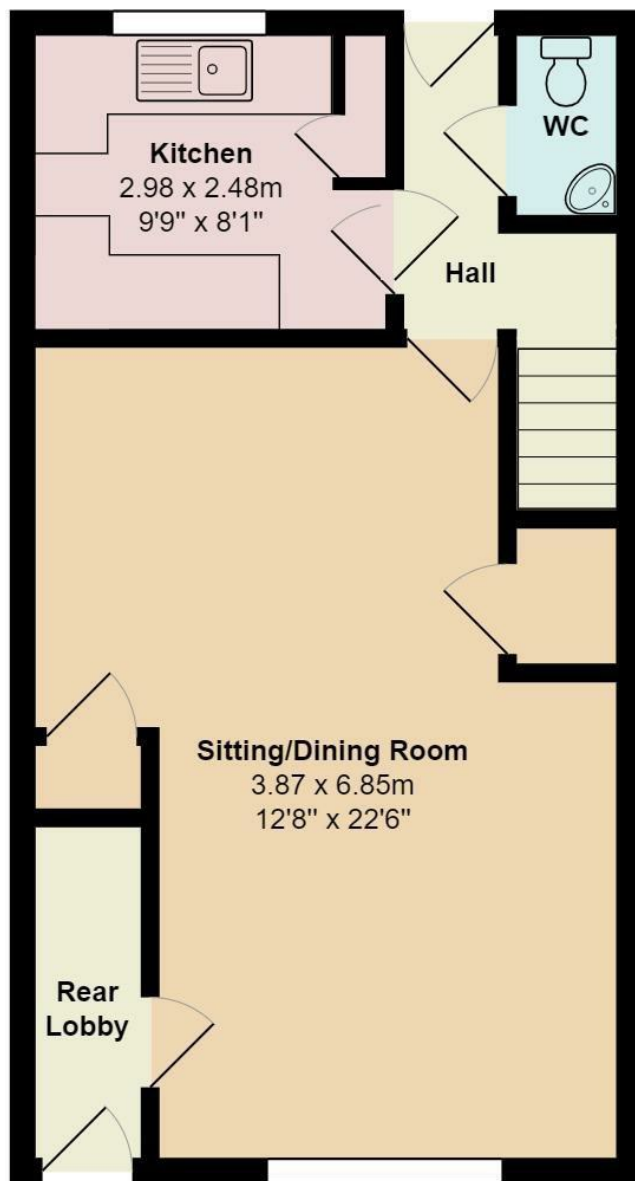
The front gardens enjoy views over a communal green. The fence enclosed rear gardens afford a good degree of privacy and have been hard landscaped for ease of maintenance. A rear pedestrian access leads to communal parking.

COUNCIL TAX - BAND B

ENERGY PERFORMANCE RATING - C

Directions - Faiers Close is located on The Nowton Estate and is best approached by turning into Home Farm Lane then next left into Heron Road.





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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