



63 Mortimer Road, Bury St. Edmunds

Guide Price £210,000

THE
M&G
PARTNERSHIP



63 Mortimer Road

Bury St. Edmunds

- 2 Bedroom modern coach house
- Enjoying a popular and well served location
- Open plan fitted kitchen/reception room
- Single garage, private gardens, parking
- Gas fired central heating, uPVC glazing

A modern FREEHOLD coach house-style home, occupying a pleasant standalone position on the popular Moreton Hall development, close to a recreation park.

Offered for sale with no onward chain, the property provides bright, spacious and well-planned accommodation, making it ideal for first-time buyers, professional couples, investors or those looking to downsize. The main living space is a particular feature, with an open-plan kitchen/reception area enjoying a dual aspect and providing a comfortable setting for relaxing, dining and entertaining.

There are also two bedrooms and a bathroom, together with gas-fired central heating and uPVC sealed unit glazing. Outside, the property benefits from an enclosed rear garden, single garage and parking, adding to its practicality and appeal.



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Entrance Hall

Landing

6' 9" x 3' 10" (2.06m x 1.17m)

Kitchen / Living Area

17' 8" x 11' 11" (5.39m x 3.64m)

A fitted kitchen with built-in oven, hob, hood, washing machine and fridge-freezer. A spacious open plan sitting room with ample space for a table.

Bathroom

6' 9" x 5' 9" (2.05m x 1.75m)

Bedroom 1

11' 5" x 10' 7" (3.49m x 3.23m)

Bedroom 2

10' 8" x 7' 3" (3.25m x 2.21m)

Garage

A single garage with light and power connected and a parking space to the front.

Outside

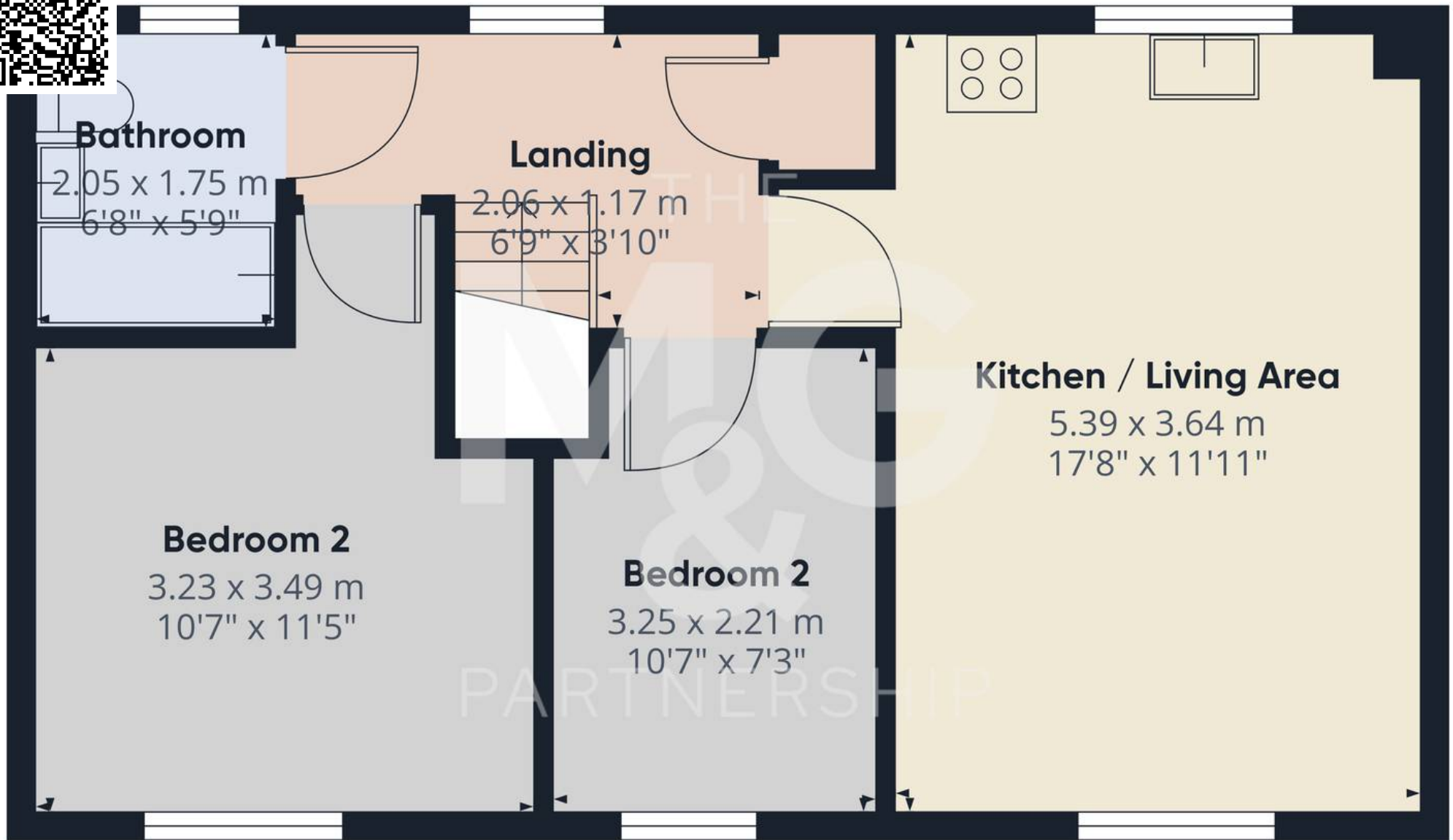
The property has a side access leading to a fully enclosed and very private garden, laid mainly to lawn with a patio area and mature trees.

Agents Notes

COUNCIL TAX - BAND B EPC - C COUNCIL - West Suffolk
SERVICES - All main services connected and solar panels Ofcom -
Broadband ultrafast available / Mobile coverage - All likely What 3
Words ///birthing.loss.footballers



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Floor 1



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