



# Teasel Close

Bury St. Edmunds, IP28

Price £300,000

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## Description

Guide Price £290,000 - £300,000! This modern and spacious three storey town house offers an **EXCITING INVESTMENT OPPORTUNITY** being sold with **TENANTS IN PLACE** at £1400pcm.

The house enjoys **EXCELLENT TRANSPORT LINKS** via the nearby dual carriageway which offers convenient access to Newmarket, Cambridge and London as well as Thetford and Norwich in the other direction. The property offers versatile and spacious accommodation and would be an ideal family home or investment!

The property is located on the outskirts of a sought-after village which boasts a variety of amenities such as Tesco Express and Nisa convenience store, Reynard Surgery GP, Day Lewis pharmacy, Red Lodge Dental Practice, a fish and chip shop and takeaway as well as the Red Lodge Pavilion which includes a large children's playground, multi-use games area, playing field and a car park. There are also two primary schools, The Pines and St. Christophers.

Downstairs, the house comprises a welcoming entrance hall with ample space to remove coats and shoes as well as a cloakroom W.C with wash hand basin. There is a generous sized lounge/ dining room to the rear of the home, including a useful understairs storage cupboard, whilst the downstairs accommodation is concluded by a fully fitted kitchen which offers a range of wall and base level units, 1.5 bowl stainless steel sink and drainer, integrated cooker with an electric hob and extractor hood fitted over plus space for a fridge freezer, washing machine and dishwasher.

The property is served by a gas fired central heating system and the wall mounted boiler can also be found in the kitchen.

Stairs lead to a first floor landing, with a useful storage cupboard, where you will find two large double bedrooms as well as the family bathroom comprising W.C, wash hand basin

and a bath with shower attachment over.

The second floor is home to another storage cupboard upon the landing plus two well-proportioned bedrooms and includes the main bedroom which boasts an en suite shower room, comprising W.C, wash hand basin and shower cubicle.

The bedrooms are all of a generous size and offer ample space for bedroom furniture in addition to a dressing area, desk space or similar arrangement.

Outside, the property includes a fully enclosed rear garden which is predominantly laid to lawn, with a small patio. There are two allocated parking spaces which are located immediately beside the house.

## Measurements

Cloakroom W.C - 6'6" x 2'11"

Lounge - 16'4" max x 15'2" max

Kitchen - 11'11" x 8'2"

Bedroom - 15'3" max x 10'9" max

En Suite - 8'3" max x 7'1" max

Bedroom - 15'2" x 10'8"

Bedroom - 15'4" max x 8'2" max

Bedroom - 15'3" max x 10'2" max

Family Bathroom - 6'9" x 6'6"

## Anti-money Laundering (AML) and Identification

We are supervised by HMRC and, as such, have an obligation under anti-money laundering regulations to conduct anti-money laundering checks on all potential buyers and sellers.

We have partnered with Coadjute who will securely manage these checks on our behalf.

verify any specific measurements.

Once an offer is accepted (subject to contract) Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £27+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service.

Floor plans are not to scale. They are provided for indication purposes and their accuracy should not be relied upon.

These anti-money laundering checks must be completed before we can send a Memorandum of Sale to solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

Items shown in photographs are not included unless they are detailed within the sales particulars. They may be available by separate negotiation. Please contact the agent with regards to this.

The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.

### Agents Note

Council Tax Band - West Suffolk, D.

Molyneux Estate Agents has not tested any fixtures and fittings, services or appliances in this property and cannot guarantee that they are in working order.

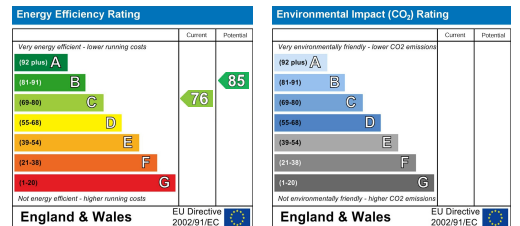
Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon. Before ordering any carpets or built in furniture please contact the agent to





### Viewing

Please contact our Mildenhall Office on if you wish to arrange a viewing appointment for this property or require further information.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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