



**Cobb Close, Bury St Edmunds**

**Sheridans**







# Cobb Close, Bury St Edmunds IP32 7LG

Guide Price £260,000

This modern two bedroomed end of terrace town house provides well presented accommodation including a well-equipped kitchen and bathroom, tastefully decorated throughout and complemented by a low maintenance garden and off road parking space.

Situated on the popular Moreton Hall development and benefitting from gas fired radiator central heating and double glazing throughout, the accommodation currently in brief comprises; entrance door opening to an entrance hall with door to the cloakroom and to the well-equipped kitchen fitted with a range of eye level and base units providing drawer and cupboard space beneath preparation surfaces, with built-in appliances including oven and hob. The sitting/dining room is a comfortable reception room with French windows to rear gardens and stairs lead off to first floor with under stairs cupboard.

On the first floor there is a landing from which both double bedrooms and the bathroom are accessed.

## Outside

To the front is a neatly presented area of garden stocked with flowering plants, shrubs and pathway to entrance door. To the rear of the house is an enclosed garden laid mainly to lawn with a patio area as well as a shed and timber fencing with a gate at the end of the garden giving access to a single parking space.

## Location

The property is situated on the ever popular Moreton Hall, which is situated on the eastern outskirts of the town. The immediate area is extremely well served with a range of amenities including, primary school and new secondary school, church, public house, coffee

shop, post office, doctor surgery, community centre and Tesco Express store. The town centre can be easily reached by car, foot or numerous cycle-ways. The A14 is also easy to access and provides a fast route to Ipswich, Cambridge and London via the M11.

Bury St Edmunds is a picturesque, thriving market town which brings together the old and the new. The town boasts a great collection of venues for eating, drinking, shopping, and relaxing, making it a great place to live, work, visit and study.

The market town, with its impressive produce market every Wednesday and Saturday, is nestled in the heart of Suffolk. It is known for the Abbey Gardens, a ruined abbey right in the town centre. Bury is a very popular destination for locals and tourists to the area. Visit the old side of the town to see the Cathedral in all its glory, the medieval quarter of the town and the Abbey Gardens itself, or browse the newer side of the town to discover its large assortment of shops, restaurants and entertainment centres.

## Directions

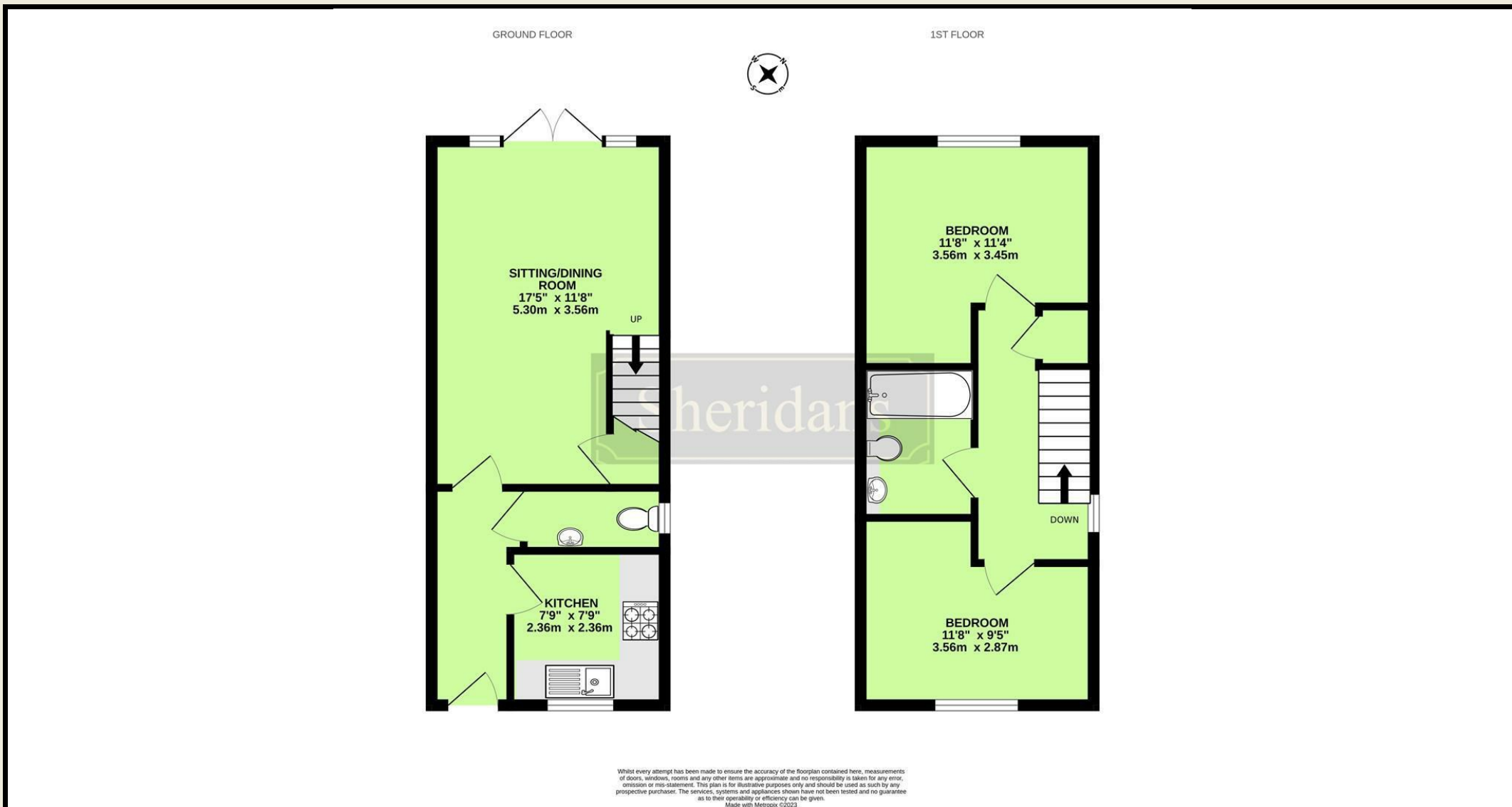
From the town centre proceed along Angel Hill crossing over the traffic lights into Eastgate Street. At the mini roundabout bear right into Barton Road. At the traffic lights turn right into Orttewell Road. At the roundabout turn left into Mount Road signposted Thurston and take the 2nd right hand turning onto Tassel Road. Follow the road taking the second turning on the left into Cobb Close where the house can be found after a short distance further on the left hand side.

- Entrance hall
- Well-equipped kitchen
- Sitting/dining room with French doors to gardens
- Cloakroom
- Well-presented accommodation
- Two bedrooms
- Bathroom
- Enclosed rear garden
- One allocated parking space, visitor parking
- Striking development within popular town location

## Services

All mains services are connected. Council tax band B





These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.

**Sheridans Estate Agents**

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