



CARDINAL CLOSE, BURY ST. EDMUNDS IP32 7LR

OIEO £230,000
FREEHOLD

Located on the popular Moreton Hall development with no onward chain, this stylish two-bedroom mid-terrace home features a well-appointed kitchen and a good-sized sitting room, with French doors open directly onto a private, fully enclosed garden. Upstairs, two generous sized bedrooms are served by a sleek, modern bathroom. Additionally, the home has gas central heating ensuring year-round comfort and the convenience of off-road parking. The area is well-connected, providing easy access to local shops, schools and transport links, making it a convenient base for both work and leisure. Viewing is highly recommended.

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CARDINAL CLOSE

- Well Presented Two Bedroom Terrace Home
- No Onward Chain
- Spacious Sitting Room
- Gas Fired Central Heating
- Allocated Parking Space
- Well Appointed Kitchen
- Modern Bathroom
- Enclosed Rear Garden
- Viewing Is Highly Recommended
- Step Inside Today With Our 360 Virtual Tour!



Entrance Hall

Welcoming entrance hall with stairs to the first floor and radiator.

Kitchen

Modern kitchen with a range of wall and base cupboard and drawer units with ample work tops over. Inset sink and drainer. Integrated electric oven with gas hob over and extractor hood, space for white goods. Wall mounted boiler, window to front. Radiator.

Sitting Room

Well-proportioned room with French doors opening directly to the rear garden and window to rear enjoying plenty of natural light. Under stairs storage cupboard and radiator.

Landing

Loft access.

Bedroom 1

Double room with two windows to rear. Radiator.

Bedroom 2

Double room with a storage cupboard. Two windows to front. Radiator.

Bathroom

Modern bathroom, WC and inset wash basin vanity unit. Bath fully tiled with shower head and shower screen. Radiator.

Outside

Front Garden

Front garden has low maintenance decorative stones with pathway to the front door.

Rear Garden

Fully enclosed rear garden with a patio seating area leading onto the lawn, the remainder of the garden is low maintenance decorative stones with a pathway to the shed and rear gated access.

Parking

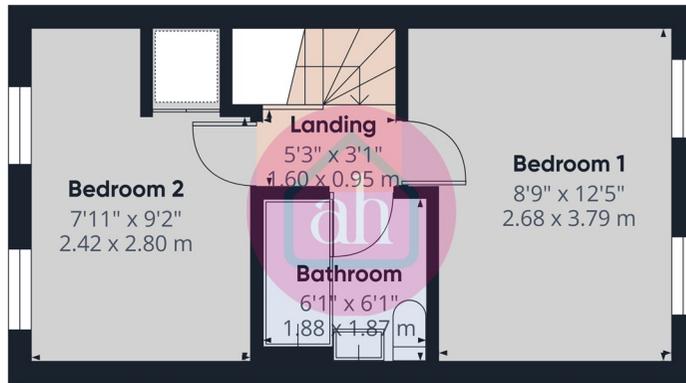
Allocated parking space to the front of the property.

CARDINAL CLOSE





Ground Floor



Floor 1



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Approximate total area^m
545 ft²
50.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		75	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

EPC Rating: C Council Tax Band: B

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