

THE  
**Mortimer  
& Gausden**  
PARTNERSHIP



50 The Glebe, Lawshall,  
Bury St. Edmunds, IP29 4PW

Guide Price  
£225,000

## *Make it your own! A chance to enjoy life on one level*

A modern semi-detached bungalow occupying a pleasant village location.

Facing a small green and located close to the centre of Lawshall, this modern semi-detached bungalow offers a great opportunity for anyone looking to create a comfortable home in a popular village setting.

The property, which is being sold with the benefit of having NO UPWARD CHAIN, is now ready for some cosmetic improvement, making it something of a blank canvas.

With an enclosed rear garden, a garage and parking, the bungalow would suit downsizers, first-time buyers, investment buyers or anyone keen to enhance a property whilst adding to its value.

A convenient bus stop can also be found on the entrance to The Glebe.

- Modern semi detached bungalow
- Occupying a popular village setting
- Hall, sitting room, fitted kitchen
- 2 Good sized bedrooms, bathroom
- Electric heating, uPVC glazing
- Enclosed gardens, garage & parking
- NO UPWARD CHAIN



This CHAIN FREE bungalow benefits from electric heating and uPVC sealed unit glazing, and in more detail comprises:

An entrance hall gives access to the main accommodation. The sitting room is of a good size and overlooks the rear gardens and includes a part glazed door to the outside, while the fitted kitchen provides ample cupboards, worktops and appliance space.

Bedroom 1 is a good-sized double room which includes a fitted wardrobe. Bedroom 2 is a small double room or a large single. Finally, there is a bathroom with an electric shower.

#### Outside

The gardens to the front of the bungalow are of open-plan design and overlook a small green.

To the rear of the property are enclosed gardens, which afford a good degree of privacy and include an area of lawn and decking. The property also benefits from a single garage en bloc, with parking to the front.

COUNCIL TAX -BAND B

ENERGY PERFORMANCE RATING -D

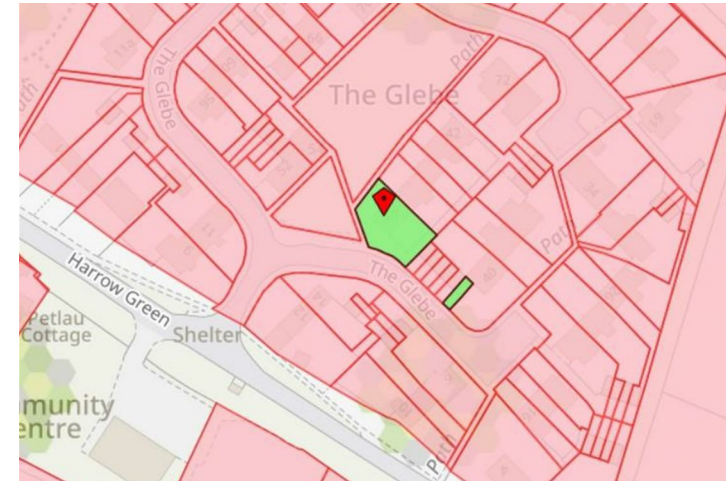
COUNCIL - Babergh

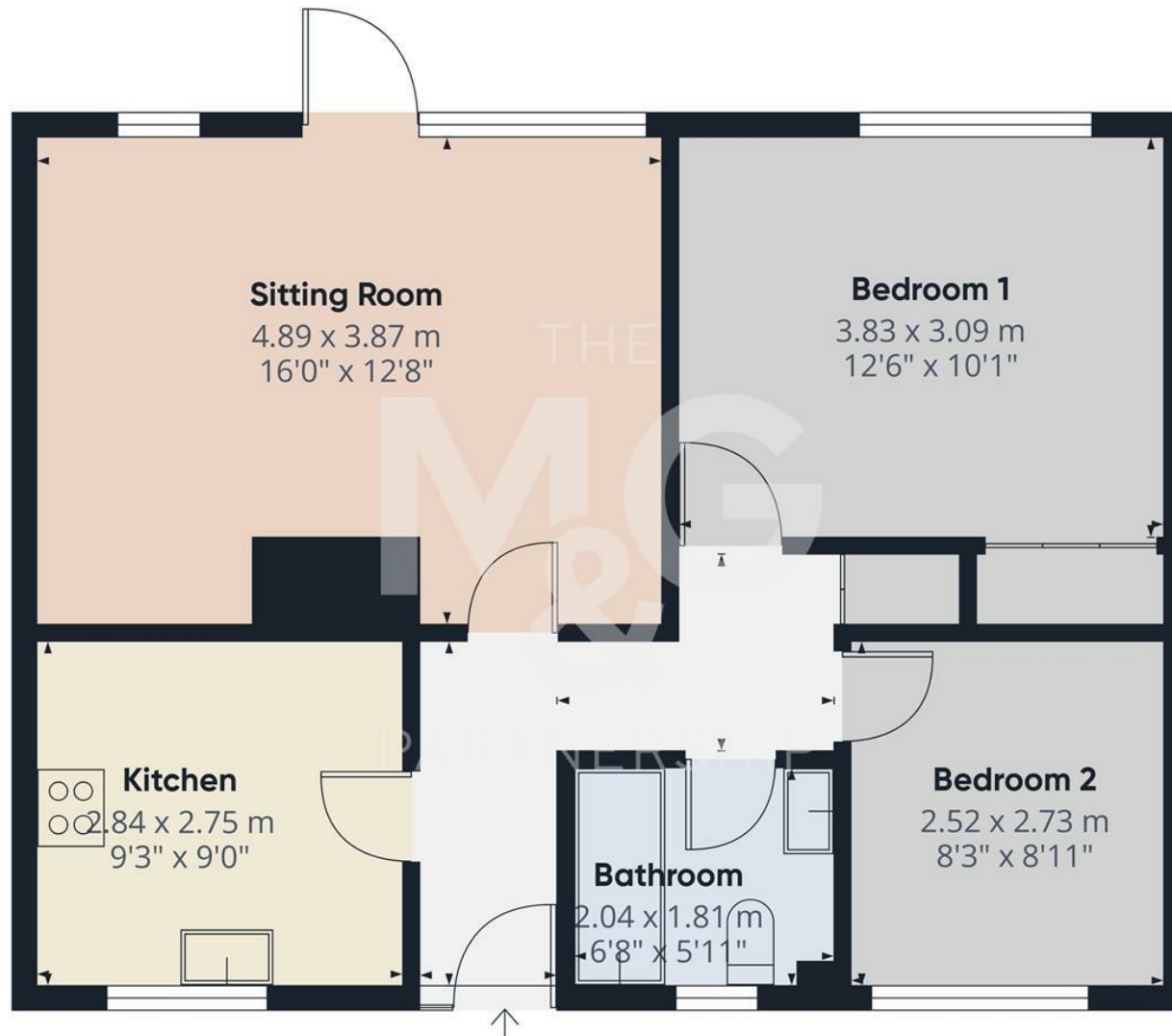
SERVICES - Mains water, electricity and drainage. Electric heating

BROADBAND -Ofcom states superfast is available

Mobile - Ofcom states all mobile providers are likely.

WHAT3WORDS ///spinning.seducing.hats





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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