



## 10 Glanfield Walk, Bury St. Edmunds, IP33 3XL

**MOVE STRAIGHT IN!** – This well-presented semi-detached bungalow occupies a lovely setting on the well served western outskirts of the town.

The property is being sold with **NO UPWARD CHAIN** and includes a modern kitchen/diner, a spacious sitting room and 2 good sized bedrooms. Located with views towards the River Linnet the bungalow has manageable gardens, a single garage and parking.

- Superb CHAIN FREE semi detached bungalow
- Occupying a popular and well served location
- Hall, spacious sitting room, kitchen/diner
- 2 Good sized bedrooms, shower room
- Gas fired central heating, uPVC sealed unit glazing
- Enclosed gardens, single garage and parking

## Guide Price £249,950





## General Information

The property occupies an established location on the western outskirts of the town and has views at the front towards the River Linnet. There are 2 sets of local shops nearby and a regular bus service which takes you to the town centre which is around 1½ miles away. The A14 can be easily reached giving fast access to Ipswich, Cambridge and London via the M11

The bungalow offers a comfortable level of accommodation and benefits from gas fired central heating and uPVC glazing. In our opinion, the bungalow, which has NO UPWARD CHAIN, would be perfect for those people heading towards retirement or indeed anyone looking for a lovely home in an established residential location.

The entrance hall has a built-in cupboard and access to the loft space. The spacious sitting room has a picture window overlooking the front gardens and a gas feature fireplace. The fitted kitchen includes an integrated oven and hob. There is ample appliance space and plenty of room for a dining table. Both bedrooms are of a good size and there is a modern shower room.

### Outside

The gardens to the front of the bungalow are planted with a variety of mature shrubs. The fence enclosed rear gardens afford a good degree of privacy and include wide shrub borders and hard landscaping for ease of maintenance. To the rear boundary is a single garage with a side courtesy door and parking to the front.

COUNCIL TAX – BAND B

### Directions

From BSE town centre proceed along Out Risbygate Street turning left at the mini roundabout onto Westley Road. Continue on this road eventually turning left onto Flemyng Road. Take the second right turning onto Maltward Avenue. The property can be found on the left-hand side.

Hallway 13'9" x 3' (4.19m x 0.91m)

Sitting Room 16'2" x 10'10" (4.93 x 3.32)

Kitchen/Diner 16'1" x 8'2" (4.92 x 2.50)

Bedroom 1 11'5" x 10'5" max (3.49 x 3.19 max)

Bedroom 2 8'6" x 8'6" (2.61 x 2.60)

Shower Room 5'9" x 5'5" (1.77 x 1.66)

Gardens

Single Garage



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



