Mortimer & Gausden
INDEPENDENT ESTATE AGENTS

10 Winthrop Road, Bury St. Edmunds, Suffolk, IP33 3UF

GREAT LOCATION, HUGE POTENTIAL – This spacious detached bungalow will require complete refurbishment, but once done, will be a lovely home in a much sought-after location.

The property offers very well proportioned accommodation and has the benefit of gas fired central heating and uPVC sealed unit glazing. The bungalow is set in established private gardens and includes ample off road parking.

- Spacious detached bungalow requiring refurbishment
- Occupying an established and well served setting
- Hall, sitting room, dining room, kitchen, 3 bedrooms, wet room
- Gas fired central heating, uPVC sealed unit glazing
- Ample parking, mature front and rear gardens
- NO UPWARD CHAIN – Early viewing advised

Guide Price £335,000

mail@mortimerandgausden.co.uk
www.mortimerandgausden.co.uk
7 Langton Place, Hatter Street, Bury St Edmunds, Suffolk, IP33 1NE

01284 755526

10 Winthrop Road, Bury St. Edmunds, Suffolk, IP33 3UF

General Information

The bungalow occupies a pleasant non-estate setting on the western outskirts of the town. It is within comfortable walking distance of a parade of shops and the town centre is around 1.25 miles away providing an extensive range of shopping and recreational amenities.

Whilst the property does benefit from gas fired central heating and upvc sealed unit glazing, it will require updating and refurbishment, making it particularly suited to those people who would prefer to put their own ideas into a property rather than paying for someone else's. The bungalow is being sold with the benefit of being CHAIN FREE.

In brief, the accommodation comprises: Entrance hall, sitting room, kitchen with dining area, 3 double bedrooms, and a wet room.

Outside
The property is set back from the road with the front gardens being laid to lawn and planted with a variety of mature shrubs. A long driveway provides ample parking. The rear gardens are a little larger than you might first think, with the rear boundary being partially obscured by mature shrubs and trees. The gardens afford a very good degree of privacy and seclusion and include an area of lawn, a patio, a timber shed and a greenhouse.

COUNCIL TAX - BAND D

Directions
From the town centre proceed along Westgate Street crossing over the roundabout into Out Westgate. At the traffic lights turn right into Petticoat Lane, following the road around to the left into Hospital Road. At the sharp bend in the road turn left into Hospital/Abbot Road, and take the next left hand turning into Winthrop Road. The property will eventually be seen on the right hand side as marked by our for sale board.

Hall

Sitting Room 14'6 x 12'7 (4.42m x 3.84m)

Dining Room 8'8 x 7'11 (2.64m x 2.41m)

Kitchen 11'0 x 8'8 (3.35m x 2.64m)

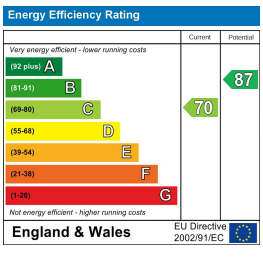
Bedroom 1 13'9 x 11'11 (4.19m x 3.63m)

Bedroom 2 10'5 x 9'5 (3.18m x 2.87m)

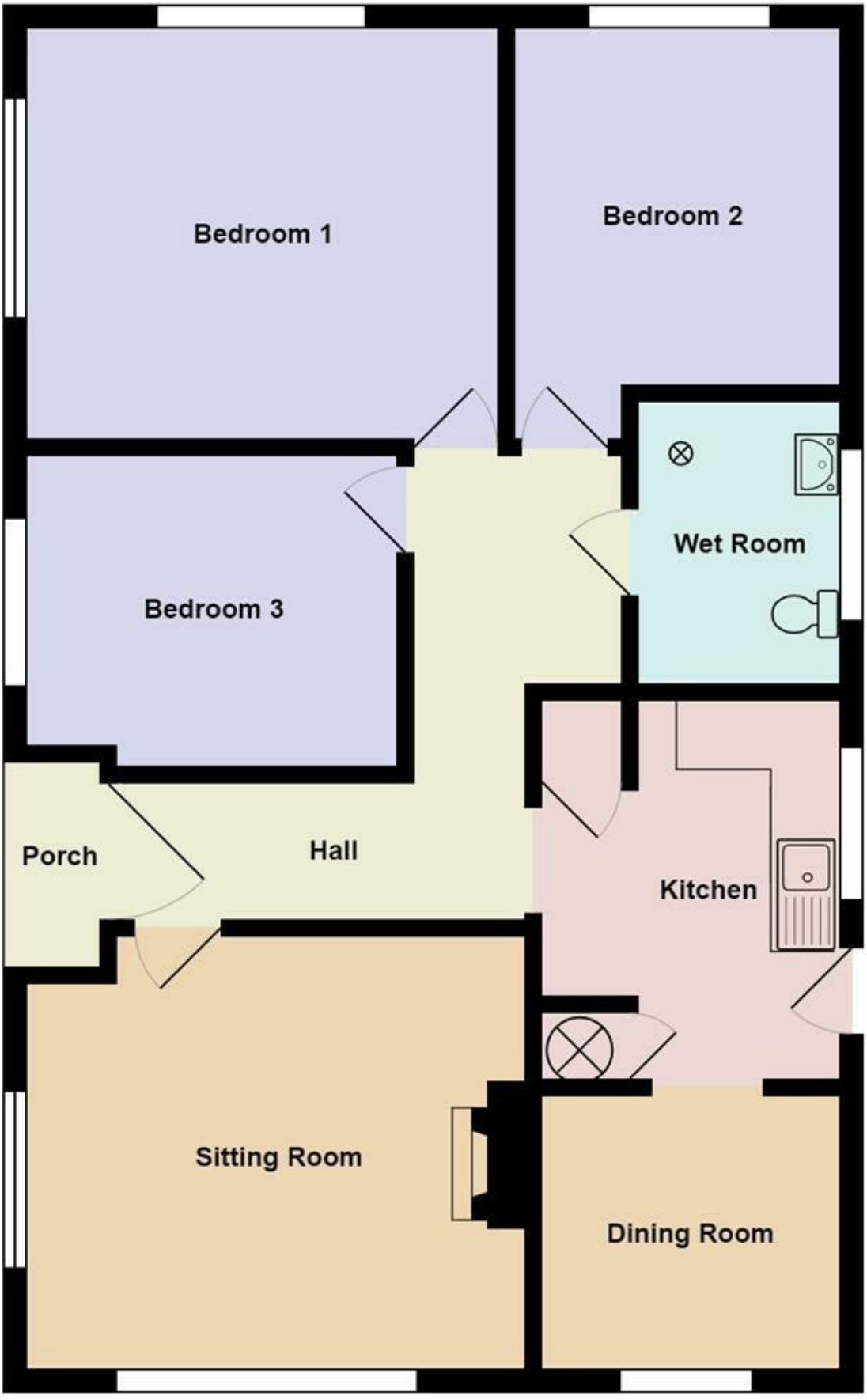
Bedroom 3 10'9 x 9'1 (3.28m x 2.77m)

Wet Room 8'2 x 5'9 (2.49m x 1.75m)

Gardens



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 fitting. 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 web site, please contact our offices immediately.


Bedroom 1
Bedroom 2
Wet Room
Bedroom 3
Porch
Hall
Kitchen
Sitting Room
Dining Room

10 Winthrop Road, Bury St. Edmunds, Suffolk, IP33 3UF