Mortimer & Gausden
INDEPENDENT ESTATE AGENTS

46 Hervey Road,
Bury St. Edmunds, IP33 2DW

Guide Price
£460,000

## *Fantastic location, lots of accommodation, lovely gardens and great potential*

This spacious detached bungalow occupies a highly desirable location and is set within large established gardens, which back onto the River Linnet.

The bungalow, which will require elements of updating, is something of a 'blank canvas' and could either be modernised to become a truly lovely bungalow or perhaps as the starting point of your own 'Grand Design'.

The property is situated within an established residential location, on the favoured western outskirts of the town and in an area where properties rarely become available. There is a parade of shops within easy walking distance and the town centre is around 1 mile away. Bury St. Edmunds provides an excellent range of educational, recreational and shopping facilities. The A14 provides a fast route to Ipswich and Cambridge.

- Extended detached 1950'S bungalow
- Occupying a well served location
- Hall, sitting room, dining room, kitchen
- 3 Good sized bedrooms, bathroom, cloakroom
- Gas fired central heating
- uPVC sealed unit glazing
- Large Gardens, garage, ample parking
- NO UPWARD CHAIN

The property is understood to have been built in the 1950's and has been owned since then by the same family - testament if needed as to what a lovely bungalow it has been to live in.

Over the years, the property has been extended and updated, but would now benefit from further modernisation, making it perfect for anyone wanting to put their 'own stamp' on a property, whilst significantly improving its value.

It is worth noting that the property has been rewired in the past and includes uPVC sealed unit glazing and gas-fired central heating with a modern Worcester combination boiler, so we believe that most refurbishment would be purely on a cosmetic level.

The reception hall is large enough to provide a study area and gives access to an inner hallway. The sitting room has a gas flame effect fireplace and a large picture window overlooking the front gardens. There is a separate dining room which gives access to the extended kitchen with side porch.

There are 3 bedrooms, including 1 with an en suite cloakroom. Finally the bathroom also has a hatch leading into the loft area which we understand is of a good size and could be suited to conversion (Subject to consent).

Outside
The property is set back from the road behind brick walling. The front gardens are laid mainly to lawn. A driveway provides parking for a number of cars and leads up to a prefabricated garage. The rear gardens are of a very generous size and afford an excellent degree of privacy and seclusion. They are laid to lawn and are planted with a variety of mature shrubs and trees.

COUNCIL TAX - BAND D
ENERGY PERFORMANCE RATING - D

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