Mortimer & Gausden

INDEPENDENT ESTATE AGENTS

9 Barons Road,
Bury St. Edmunds, Suffolk, IP33 2LF

Guide Price
£300,000

Great potential in a fabulous location

RENOVATION OPPORTUNITY - Occupying an established setting, close to a parade of shops, the West Suffolk Hospital and on a regular bus route, this individual detached bungalow is ready for some upgrading.

Built in the 1980's, the bungalow includes a good-sized dual-aspect sitting room and 2 double bedrooms. The bungalow is set in manageable grounds which are very private and include plenty of parking and a single garage.

So if you like the idea of putting your 'own stamp' on a property and are happy to do some updating, you will be rewarded with a wonderful home and a great investment.

- An individual modern detached bungalow
- Occupying a highly sought after location
- Porch, large L shaped sitting/dining room
- Fitted kitchen, rear porch/garden room
- 2 Double bedrooms, bathroom
- Single garage, good sized driveway
- Enclosed private gardens
- NO UPWARD CHAIN

AGENTS NOTE:
1) The property had gas-fired central heating, but we understand the original back boiler no longer works. Buyers should be aware that a new boiler will need to be fitted.

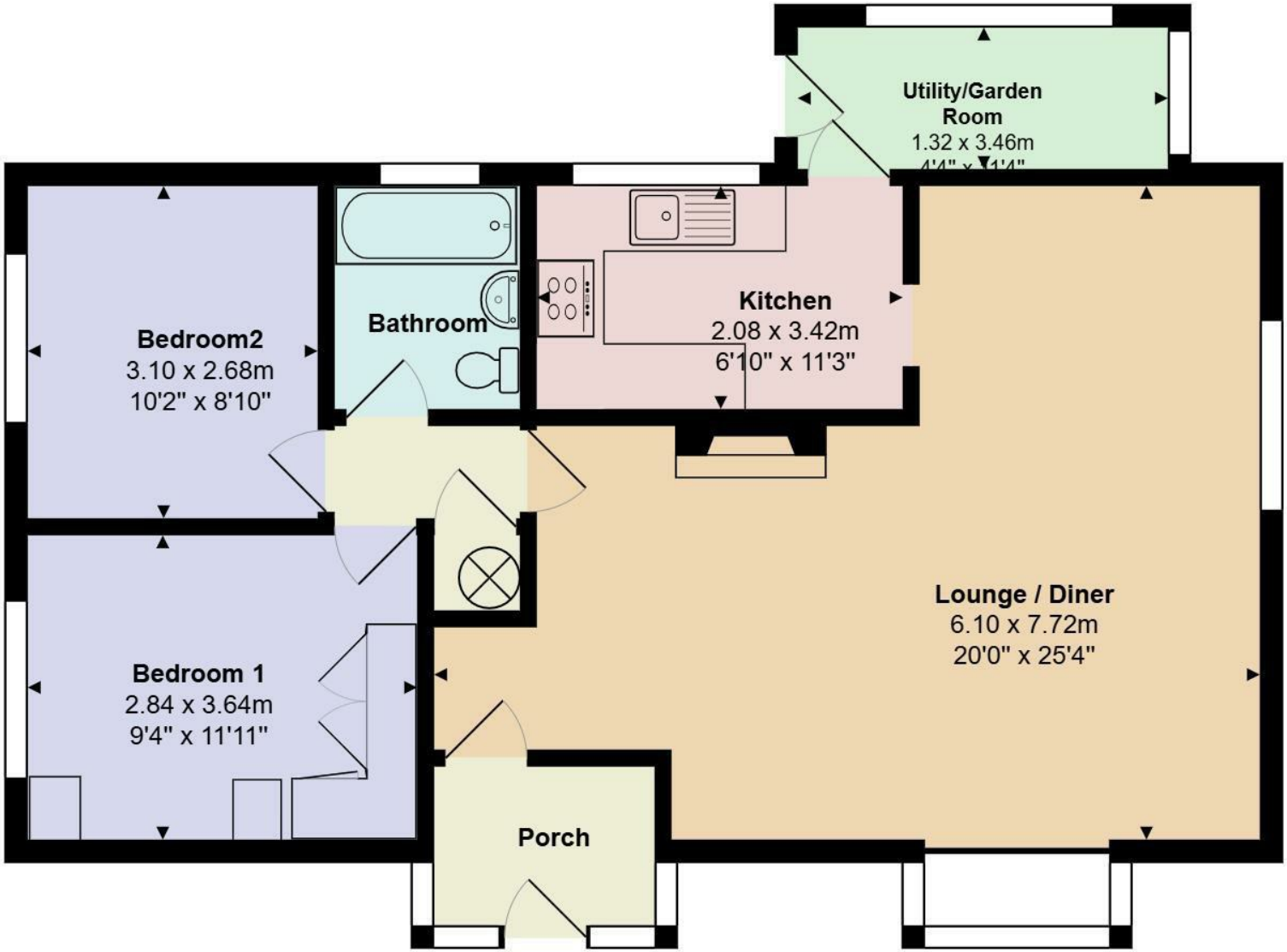
2) Although the roof space has a very good height, it has typical modern cross timbers/trusses making conversion more difficult.

In more detail the accommodation comprises:
An entrance porch leads into the L-Shaped sitting room with dining area. This particularly spacious room enjoys a dual aspect. The kitchen is fitted with a range of units and has ample appliance space. There is an integrated double oven and hob. Leading off the kitchen is a useful rear porch/garden room.

An inner hall leads to the 2 double bedrooms and a bathroom.

Outside
A driveway to the side of the bungalow provides parking for a number of cars and gives access to the detached single garage which has light and power connected. The rear gardens enjoy an excellent degree of privacy and seclusion and have been mostly hard landscaped for ease of maintenance. Screened by fencing and planted with a variety of mature shrubs the gardens provide the perfect place to relax.

COUNCIL TAX - BAND - D
ENERGY PERFORMANCE RATING - D
COUNCIL - West Suffolk
SERVICES - All main services are connected
Ofcom - Broadband Ultra fast available / Mobile coverage - All likely
What 3 Words ///adapt.tennis.exact



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