

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

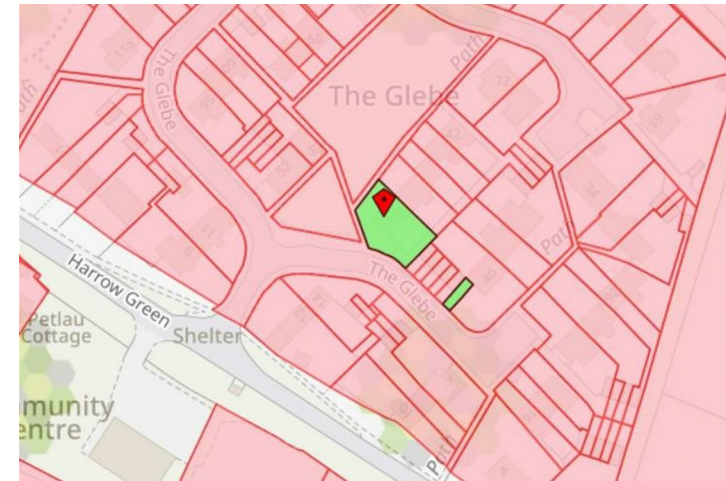
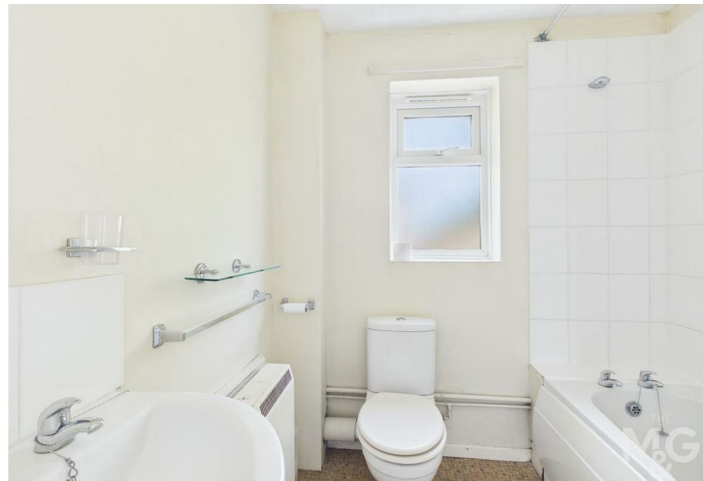
COUNCIL - Babergh

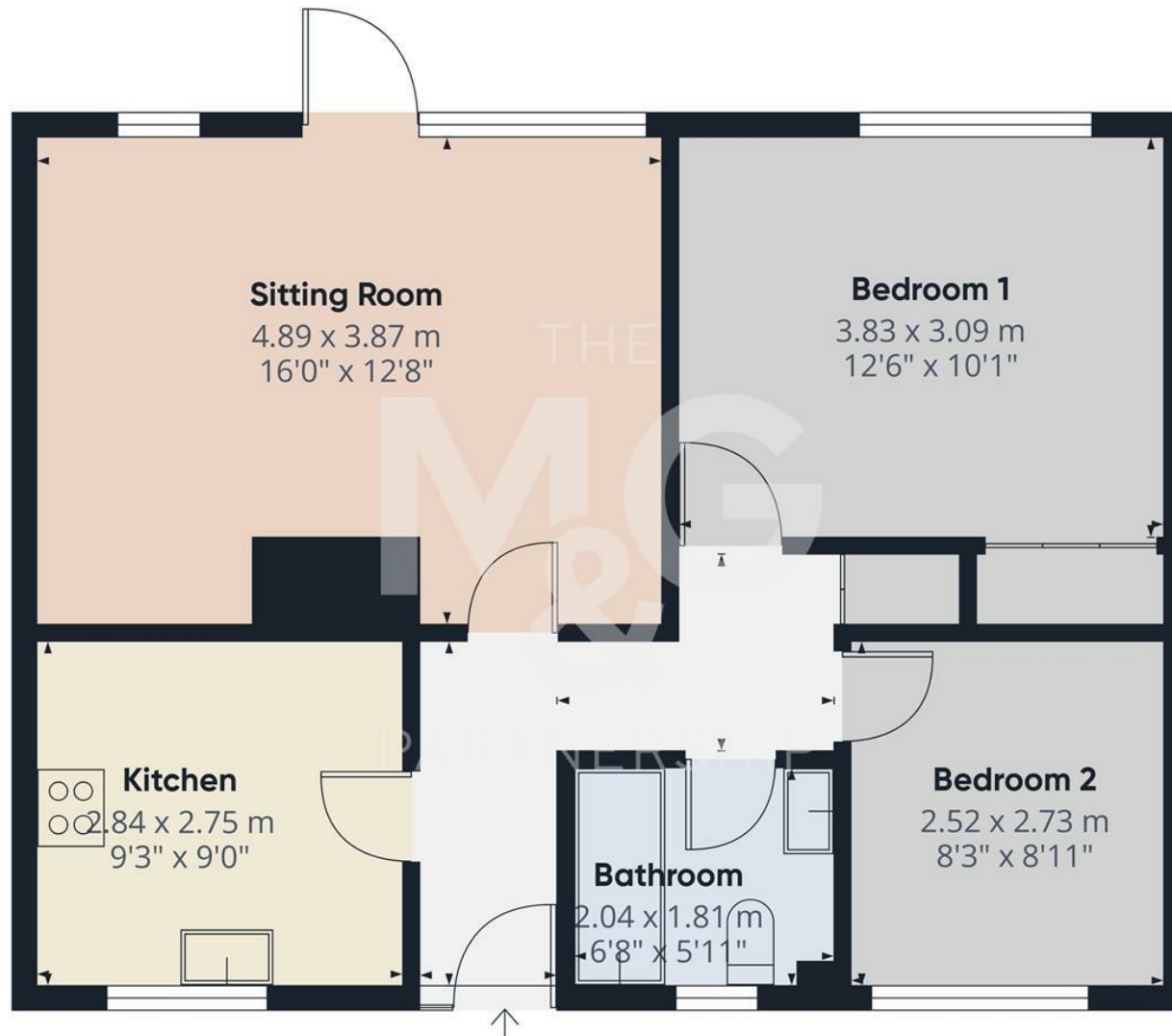
SERVICES - Mains water, electricity and drainage. Electric heating

BROADBAND -Ofcom states superfast is available

Mobile - Ofcom states all mobile providers are likely.

WHAT3WORDS ///spinning.seducing.hats





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