Mortimer & Gausden
INDEPENDENT ESTATE AGENTS

116 Newmarket Road, Bury St. Edmunds, Suffolk, IP33 3TF

This individual detached bungalow occupies a non-estate setting on the western outskirts of the town and is being sold with the benefit of having NO UPWARD CHAIN.

The bungalow offers a flexible range of accommodation and is perhaps a little larger than you might expect from the outside. There is a single garage, extensive parking and good sized enclosed rear garden.

- Surprisingly spacious individual detached bungalow
- Occupying a well served non estate location
- Hall, sitting room, separate dining room/4th bedroom
- Fitted kitchen, conservatory, wet room, 3 bedrooms
- Established gardens, garage and ample parking
- Gas fired central heating, uPVC sealed unit glazing. CHAIN FREE

Guide Price £325,000

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General Information

The property occupies a non-estate position on the western outskirts of the town and is close to many local amenities including the Bury St. Edmunds Leisure Centre, West Suffolk College, ALDI and ASDA Supermarkets.

The town centre is about a mile and a half away and can be reached by foot, car or cycleway. The A14 is also within easy reach, providing good access to Ipswich, Cambridge and London via the A11/M1.

As previously mentioned, the bungalow offers a very flexible range of accommodation and is served by gas-fired central heating and uPVC sealed unit glazing.

Whilst the bungalow is absolutely fine in its current format the property would lend itself to extension and could be perfect for someone's own 'Grand Design' - so whether you are looking to sit back, relax and enjoy your retirement or keen to put your 'own stamp' on a home whilst increasing its value, this CHAIN FREE bungalow could be ideal.

Outside
The property is set back from the road and has a parking area for a number of cars. A side driveway leads to the garage/ workshop. The rear gardens afford a good degree of privacy and are laid mainly to lawn and include a summer house and greenhouse.

COUNCIL TAX BAND - C

Directions
From the town centre proceed along Risbygate Street leading into Out Risbygate. At the mini roundabout continue straight over into Newmarket Road. Continue straight over the traffic lights and the property will eventually be seen on the right-hand side immediately before the Shell petrol station.

Entrance Hall

Sitting Room 17'11 x 9'10 (5.46m x 3.00m)

Dining Room / Bedroom 4 9'10 x 7'7 (3.00m x 2.31m)

Kitchen 15'0 x 8'2 (4.57m x 2.49m)

Conservatory 10'3 x 9'8 (3.12m x 2.95m)

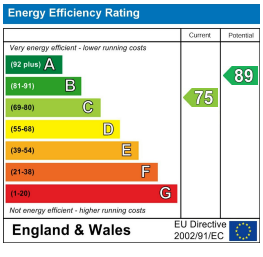
Bedroom 1 12'1 x 9'9 (3.68m x 2.97m)

Bedroom 2 9'9 x 8'10 (2.97m x 2.69m)

Bedroom 3 9'9 x 6'8 (2.97m x 2.03m)

Wet Room 8'10 max x 8'3 (2.69m max x 2.51m)

Garage 18'4 x 8'9 (5.59m x 2.67m)



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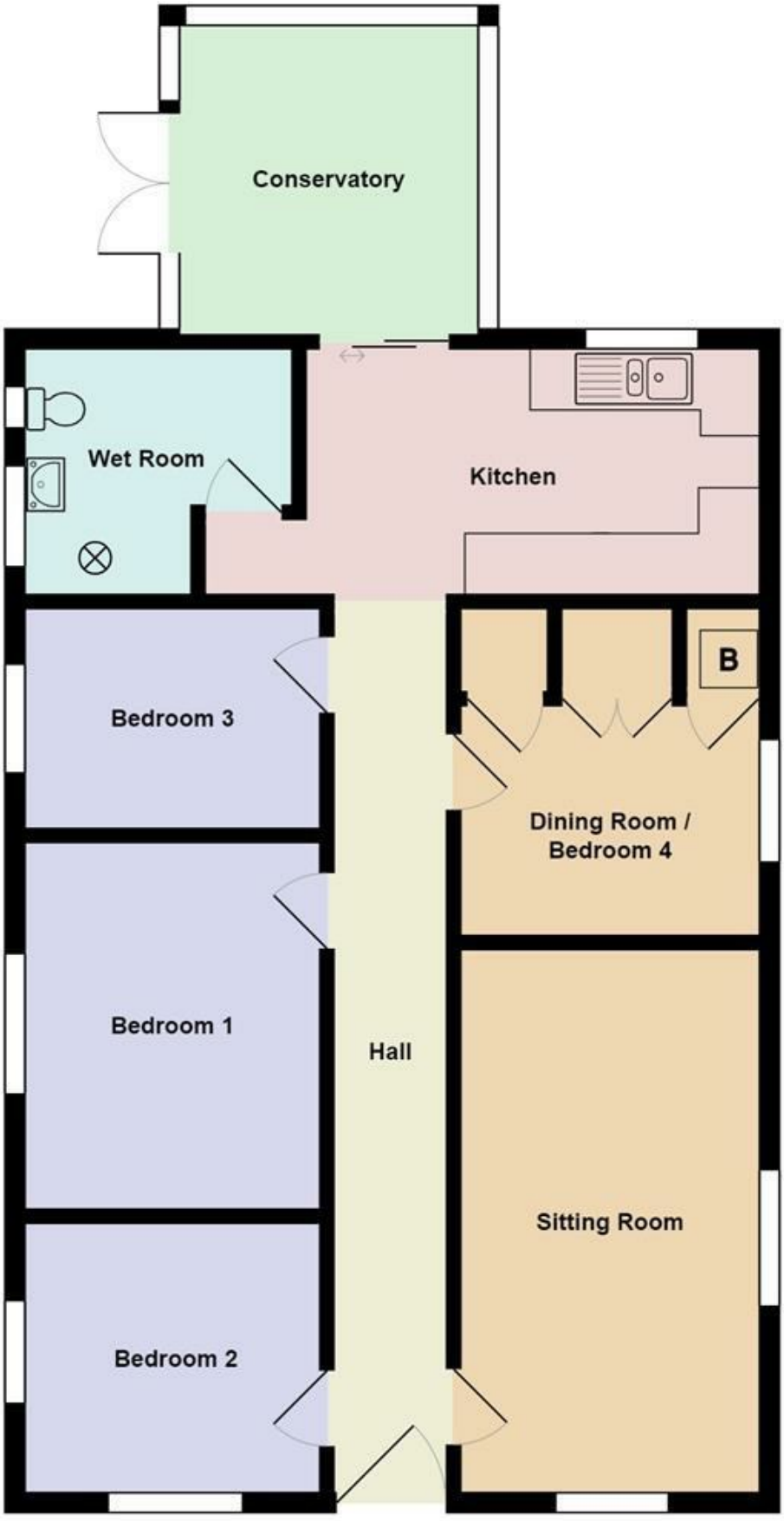
Conservatory
Wet Room
Kitchen
B
Bedroom 3
Dining Room /
Bedroom 4
Bedroom 1
Hall
Sitting Room
Bedroom 2

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