Mortimer & Gausden
INDEPENDENT ESTATE AGENTS

3 Glanfield Walk, Bury St. Edmunds, IP33 3XL

MAKE IT YOUR OWN – This well located semi detached bungalow will require some updating, but once done has the makings of a lovely home.

Situated on the popular western outskirts of the town, the bungalow is within easy reach of a parade of shops and open countryside. There is a regular bus route into the town centre which is around 1.5 miles away.

- Semi detached bungalow requiring some updating
- Occupying a popular and well served location
- Hall, sitting room, kitchen, 2 bedrooms, bathroom
- Gas fired central heating, uPVC sealed unit glazing
- Single garage, ample parking, front and rear gardens
- NO UPWARD CHAIN – Early viewing advised

Guide Price £220,000

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General Information

The bungalow occupies an established setting on the Western outskirts of the town, close to open countryside and within easy reach of shops and schools. The town centre is around 1.5 miles away and can be easily reached by car, bus or cycleway. The A14 is also easily accessed, providing a fast route to Ipswich, Cambridge and London via the M11.

As previously mentioned the property will require elements of updating, but does already have gas fired central heating and uPVC sealed unit glazing. In our opinion, the bungalow would be perfect for first-time buyers or those people looking to relax and enjoy their more mature years.

The property provides a flexible layout with the choice of having the sitting room either at the front or the rear. There are 2 good sized bedrooms, a kitchen which will need refitting and a bathroom.

Outside
The gardens to the front of the bungalow have been hard landscaped for ease of maintenance. The rear gardens enjoy a sunny aspect and are planted with a variety of mature shrubs. There is a good sized patio and a pathway which leads to the single garage which is close by and has parking to the front.

COUNCIL TAX - BAND B

Directions
From the town centre proceed along Out Risbygate Street, passing the West Suffolk College and on reaching the mini roundabout turn left into Westley Road, eventually turning left again into Flemyng Road. Take the next right hand turning into Starre Road. Take the 2nd left into Bockhill Road. Continue to the end of Bockhill Road and at the T junction turn right. The property will be seen straight ahead , at the end of the cul de sac, marked by our for sale board.

Entrance Hall

Sitting Room 14'6 x 11'1 (4.42m x 3.38m)

Kitchen 9'8 x 8'10 (2.95m x 2.69m)

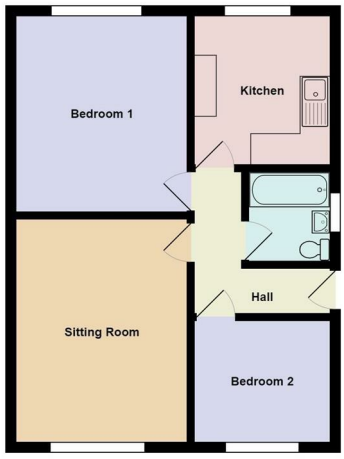
Bathroom 6'1 x 5'5 (1.85m x 1.65m)

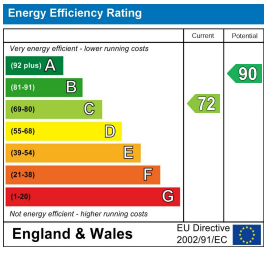
Bedroom 1 12'9 x 11'1 (3.89m x 3.38m)

Bedroom 2 8'10 x 7'10 (2.69m x 2.39m)

Garage

Gardens





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