Mortimer & Gausden
INDEPENDENT ESTATE AGENTS

16 Pound Meadow, Fornham All Saints, Bury St. Edmunds, Suffolk, IP28 6JL

This spacious detached bungalow occupies a superb village setting and provides a flexible range of accommodation. Set in private gardens with garage and extensive parking, the property is being sold with the benefit of having NO UPWARD CHAIN.

The bungalow has been well maintained but is now ready for some updating – making it perfect for anyone wanting to put their 'own stamp' on a home.

- Detached bungalow providing great potential
- Occupying a popular village setting
- Large triple aspect sitting/dining room
- Kitchen, utility, conservatory, 3 bedrooms
- Single garage, extensive parking, established gardens
- uPVC sealed unit glazing . Chain Free

Guide Price £350,000

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General Information

The property occupies a pleasant setting in an established residential cul de sac. The village of Fornham All Saints has a lovely traditional community feel and has various amenities including: public house/restaurant, coffee house, church and village hall with sports field.

The town centre of Bury St. Edmunds is around 3 miles away and offers an extensive range of recreational, educational and shopping facilities. The A14 is also within easy reach and provides fast access to Ipswich, Newmarket and Cambridge.

As previously mentioned, the bungalow has been well maintained but now offers potential for some updating – which would then alter this already comfortable bungalow into the home of your dreams. The property has Upvc sealed unit glazing and electric heating (although mains gas is already connected)

The flexible nature of the bungalow enables buyers to have either 3 bedrooms or 2 bedrooms and 2 separate reception rooms.

Outside
The property is set well back from the road with deep front gardens being planted with a variety of mature shrubs. A long driveway provides ample parking and gives access to the single garage. The rear gardens afford an excellent degree of privacy and seclusion and are laid mainly to lawn with mature shrub and tree borders.

Directions
From Bury St. Edmunds town centre proceed along Northgate Street crossing over the roundabout into Out Northgate. Continue into Fornham Road and on reaching the traffic lights continue straight over into Mildenhall Road. Continue out of town, straight over the first roundabout at Marham Park and at the next mini roundabouts turn right towards Fornham village centre. Continue past the church, turning next left into Pound Meadow. Turn right and the bungalow will be seen on the left as marked by our for sale board.

Sitting Room Area 14'3 x 12'5 (4.34m x 3.78m)

Dining Area 9'4 x 9'4 (2.84m x 2.84m)

Kitchen 11'1 x 8'10 (3.38m x 2.69m)

Utility 8'11 x 4'10 (2.72m x 1.47m)

Shower Room 7'11 x 5'4 (2.41m x 1.63m)

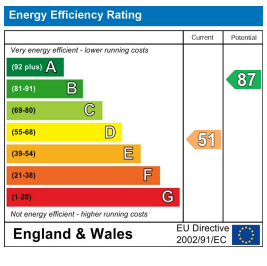
Bedroom 1 12'11 x 11'11 (3.94m x 3.63m)

Bedroom 2 11'11 max x 10'3 (3.63m max x 3.12m)

Conservatory 12'0 x 7'10 (3.66m x 2.39m)

Bedroom 3 /Separate Dining Room 12'8 min x 12'2 max (3.86m min x 3.71m max)

Garage 15'11 x 9'0 (4.85m x 2.74m)



Please Note: These details have been carefully prepared in accordance with the Sellers instructions, however their accuracy is not guaranteed. Measurements are approximate and where floor plans have been included, they serve purely as a guide to general layout and should not be used for any other purpose. The photographs displayed are also for promotional purposes only, and do not indicate the availability to purchase any of the fixtures and fitting. We have not tested any services or appliances, and potential purchasers should make their own enquiries to ensure that they are of a satisfactory working standard. Important: No person in the employment of Mortimer & Gausden Limited has any authority or ability to make or give warranty or representation whatsoever in relation to this property. If you are in any doubt as to the correctness of any of the content contained in either these details, our advertising or web site, please contact our offices immediately.

Bedroom 1
Bedroom 3/
Separate Dining Room
Sitting Room
Inner Hallway
Conservatory
Bedroom 2
Kitchen
Dining Area
Lobby
Utility
Garage

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