Mortimer & Gausden
INDEPENDENT ESTATE AGENTS

142 Winthrop Road, Bury St. Edmunds, IP33 3XW

MAKE IT YOUR OWN – This spacious detached bungalow will require elements of updating but has the makings of a wonderful home.

The bungalow occupies a very pleasant setting overlooking the River Linnet and is within easy reach of local shops, the town centre and open countryside. Set in enclosed gardens with a garage and ample parking, the property is being sold with the benefit of having NO UPWARD CHAIN.

- Spacious detached bungalow requiring some cosmetic updating
- Occupying a much sought after and well served location
- Porch, reception hall, sitting room, kitchen/diner
- Bathroom, 3 good sized bedrooms, conservatory
- Gas fired central heating, uPVC sealed unit glazing
- Garage, gardens, ample parking. CHAIN FREE

Guide Price £350,000

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General Information

The property occupies a lovely setting, overlooking the River Linnet and on the popular western outskirts of the town. There is a parade of shops close by and the bungalow is on a regular bus route.

The town centre of Bury St. Edmunds is around 1.5miles away and can be easily reached by car, foot or cycleway. Bury St. Edmunds offers an excellent level of recreational, educational and shopping facilities.

As previously mentioned the property offers a generous range of accommodation but will require some updating. The bungalow, which has gas fired central heating (New boiler in 2020), cavity wall insulation and uPVC sealed unit glazing, is being sold with the benefit of having NO UPWARD CHAIN.

The entrance porch gives access to the reception hall which could easily be used as a dining room. The dual-aspect sitting room has a fireplace and large picture windows which overlook the front gardens and riverbank beyond. The kitchen/breakfast room is another bright dual aspect room and is fitted with an extensive range of base units, eye-level units and worktop surfaces. There is ample appliance space and room for a breakfast table. There is a side porch giving access to both the front and rear.

An inner hallway provides access to the bathroom and all 3 bedrooms. The main bedroom is of a very good size and includes fitted wardrobe furniture. Bedroom 2 is another spacious bedroom, with a deep recess which, if the bathroom was altered could provide space for an en suite. Finally, Bedroom 3 is a single bedroom/study which also gives access to the conservatory.

Outside
The gardens to the front of the bungalow are fence enclosed and have been hard landscaped for ease of maintenance and to provide additional parking. The driveway provides additional parking and access to the single garage. The rear gardens afford a good degree of privacy and are laid mainly to lawn and include a shed, greenhouse and summer house.

COUNCIL TAX - BAND D

Directions
From the town centre proceed along Westgate Street crossing over the roundabout into Out Westgate. At the traffic lights turn right into Petticoat Lane, following the road around to the left into Hospital Road. At the sharp bend in the road turn left into Hospital/Abbot Road. Ignore the first left-hand turn for Winthrop Road and continue along Abbot Road until almost at the end when you will see another turning for Winthrop Road. Follow the sharp bend around to the left when the property will be seen immediately on the left as marked by our for sale board.

Porch

Reception Hall 13'7 x 9'4 max (4.14m x 2.84m max)

Sitting Room 16'6 x 11'10 (5.03m x 3.61m)

Kitchen/Dining Room 16'2 min x 10'3 (4.93m min x 3.12m)

Side Porch

Inner Hall

Bedroom 1 15'10 x 10'5 (4.83m x 3.18m)

Bedroom 2 12'10 max x 9'0 (3.91m max x 2.74m)

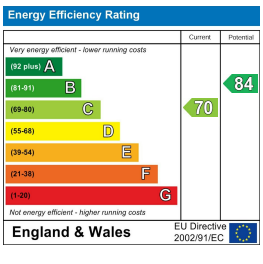
Bedroom 3 11'9 x 7'2 (3.58m x 2.18m)

Bathroom

Conservatory 9'0 x 7'9 (2.74m x 2.36m)

Garage

Gardens



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.

Conservatory
Bedroom 1
Bedroom 3
Bedroom 2
Inner Hall
Bathroom
Reception Hall
B
Kitchen/Diner
Sitting Room

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