

Mortimer &  
Gausden

INDEPENDENT ESTATE AGENTS



9 Barons Road,  
Bury St. Edmunds, Suffolk, IP33 2LF

Guide Price  
£300,000

## *Great potential in a fabulous location*

RENOVATION OPPORTUNITY - Occupying an established setting, close to a parade of shops, the West Suffolk Hospital and on a regular bus route, this individual detached bungalow is ready for some upgrading.

Built in the 1980's, the bungalow includes a good-sized dual-aspect sitting room and 2 double bedrooms. The bungalow is set in manageable grounds which are very private and include plenty of parking and a single garage.

So if you like the idea of putting your 'own stamp' on a property and are happy to do some updating, you will be rewarded with a wonderful home and a great investment.

- An individual modern detached bungalow
- Occupying a highly sought after location
- Porch, large L shaped sitting/dining room
- Fitted kitchen, rear porch/garden room
- 2 Double bedrooms, bathroom
- Single garage, good sized driveway
- Enclosed private gardens
- NO UPWARD CHAIN



**AGENTS NOTE:**

1) The property had gas-fired central heating, but we understand the original back boiler no longer works. Buyers should be aware that a new boiler will need to be fitted.

2) Although the roof space has a very good height, it has typical modern cross timbers/trusses making conversion more difficult.

In more detail the accommodation comprises: An entrance porch leads into the L-Shaped sitting room with dining area. This particularly spacious room enjoys a dual aspect. The kitchen is fitted with a range of units and has ample appliance space. There is an integrated double oven and hob. Leading off the kitchen is a useful rear porch/garden room.

An inner hall leads to the 2 double bedrooms and a bathroom.

**Outside**

A driveway to the side of the bungalow provides parking for a number of cars and gives access to the detached single garage which has light and power connected. The rear gardens enjoy an excellent degree of privacy and seclusion and have been mostly hard landscaped for ease of maintenance. Screened by fencing and planted with a variety of mature shrubs the gardens provide the perfect place to relax.

**COUNCIL TAX - BAND - D**

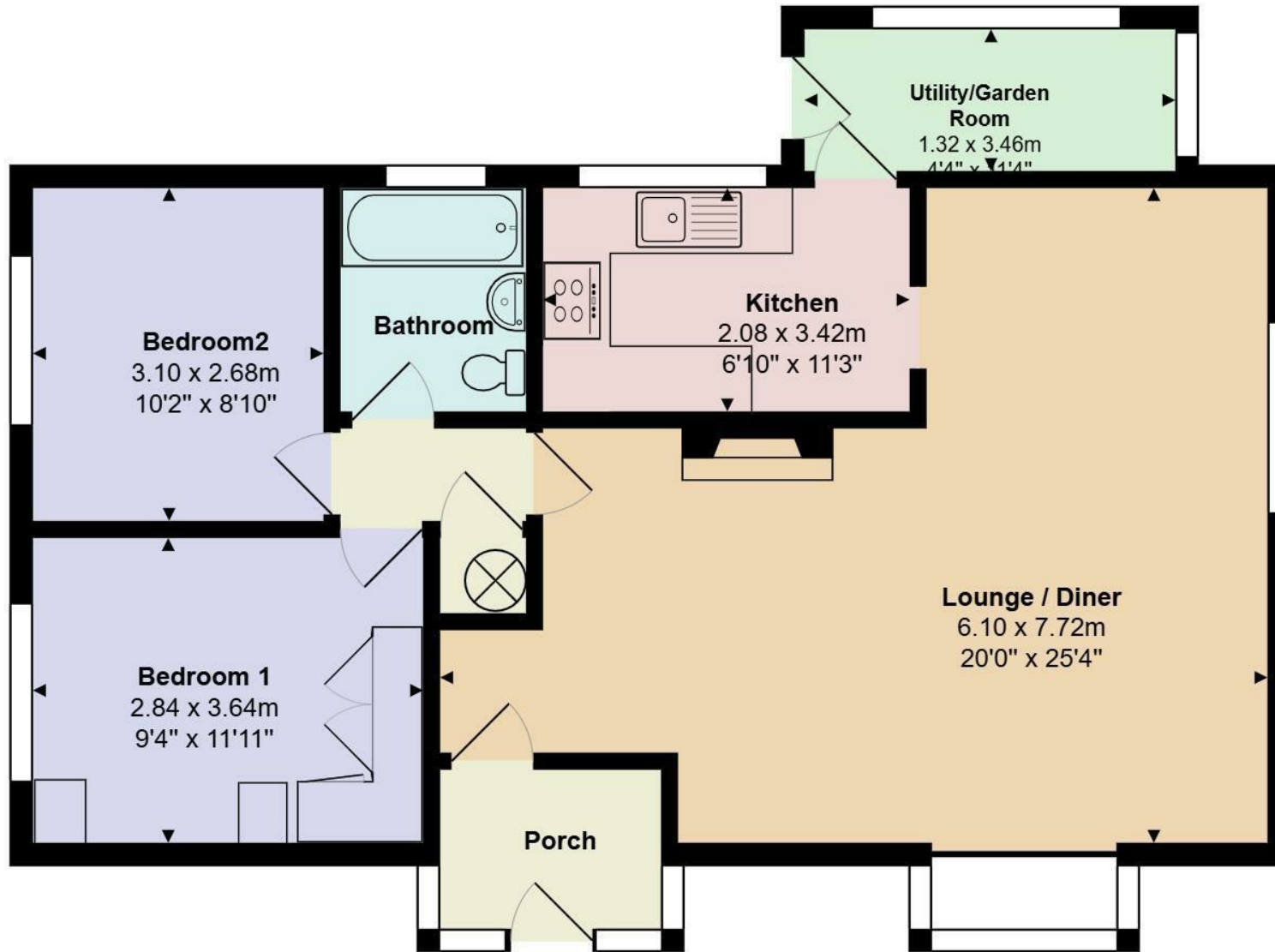
**ENERGY PERFORMANCE RATING - D**

**COUNCIL - West Suffolk**

**SERVICES - All main services are connected  
Ofcom - Broadband Ultra fast available / Mobile coverage - All likely**

**What 3 Words ///adapt.tennis.exact**





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 fittings. 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 website, please contact our offices immediately.

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