Mortimer & Gausden
INDEPENDENT ESTATE AGENTS

# 4 Winthrop Road, Bury St. Edmunds, IP33 3UG

LOCATION, LOCATION, LOCATION – This deceptively spacious CHAIN FREE detached bungalow occupies an established and very convenient setting on the popular western outskirts of the town. There is a parade of shops nearby and a regular bus service heads into the town centre which is less than 1.5 miles away.

Whilst the bungalow has been well maintained, it is a little dated in places, making it perfect for anyone wanting to put their own ideas into a property, whilst increasing its value.

- Detached bungalow requiring some updating
- Occupying an established and well served location
- Hall, spacious sitting room, fitted kitchen
- 3 Good sized bedrooms, large bathroom
- Recently installed gas fired central heating, uPVC glazing
- Garage, gardens, parking. NO UPWARD CHAIN

## Guide Price £340,000

mail@mortimerandgausden.co.uk
www.mortimerandgausden.co.uk
7 Langton Place, Hatter Street, Bury St Edmunds, Suffolk, IP33 1NE

01284 755526

# 4 Winthrop Road, Bury St. Edmunds, IP33 3UG

## General Information

The bungalow occupies a pleasant non-estate setting on the western outskirts of the town. There is a bus stop near by and a parade of shops within easy walking distance. The town centre is less than 1.5 miles away and provides an extensive range of amenities.

As previously mentioned, this spacious detached bungalow has been well maintained and benefits from gas-fired central heating and uPVC windows and facias. We understand that the central heating was only installed in November 2022. Whilst the property is very clean and comfortable in its present state, the potential also exists for some updating making it something of a blank canvas.

The accommodation has large windows and a neutral colour scheme which adds to the overall feeling of light and space. In our opinion, the property would be perfect for those people in their more mature years or indeed anyone looking for a spacious detached home in a well served location.

In brief, the accommodation includes: Entrance hall, dual aspect sitting room with fireplace, fitted kitchen, 3 good sized bedrooms and large bathroom.

Outside. The property occupies a private position, set behind mature hedging. A driveway to the side provides ample parking and access to the single garage. A side gate leads to the enclosed west-facing rear gardens which afford an excellent good degree of privacy and seclusion. Laid mainly to lawn the gardens have a variety of mature shrubs and trees.

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, and take the next left hand turning into Winthrop Road. The property will be seen on the right hand side.

**Entrance Hall**

**Sitting Room 17'10 x 13'8 max (5.44m x 4.17m max)**

**Kitchen 11'1 x 10'1 (3.38m x 3.07m)**

**Bathroom 8'2 x 5'10 (2.49m x 1.78m)**

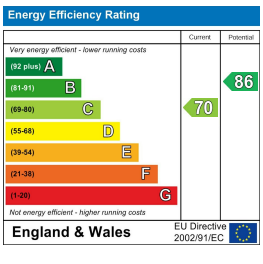
**Bedroom 1 12'1 x 11'4 (3.68m x 3.45m)**

**Bedroom 2 11'6 x 11'4 max (3.51m x 3.45m max)**

**Bedroom 3 9'2 x 9'2 (2.79m x 2.79m)**

**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.

Garage
Bedroom 2
Bedroom 1
Hall
Bedroom 3
Kitchen
B
Sitting Room

# 4 Winthrop Road, Bury St. Edmunds, IP33 3UG