Mortimer & Gausden
INDEPENDENT ESTATE AGENTS

122 Abbot Road,
Bury St. Edmunds, Suffolk, IP33 3UW

MAKE IT YOUR OWN – This extremely well located detached bungalow will need some updating making it ideal for anyone wanting to add value to a home.

Set in good sized gardens with garage, car port and ample parking, the bungalow benefits from gas fired central heating and upvc sealed unit glazing.

- Spacious detached bungalow requiring refurbishment
- Occupying a prime residential setting
- Hall, sitting room, dining area, kitchen
- 3 Double bedrooms, bathroom, separate cloakroom
- Gas central heating, upvc sealed unit glazing
- Enclosed gardens, garage, ample parking. CHAIN FREE

Guide Price £350,000

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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 around 1.5 miles away and provides an extensive range of amenities.

Whilst the property does benefit from gas fired central heating and upvc sealed unit glazing, it will require updating and refurbishment, making it particularly suited to those people who would prefer to put their own ideas into a property rather than paying for someone else's. The bungalow is being sold with the benefit of being CHAIN FREE

In brief, the accommodation comprises: Entrance porch, entrance hall, sitting room with gas fire and back boiler serving central heating. Kitchen with dining area, 3 double bedrooms, bathroom and separate cloakroom.

Outside
The property is set back from the road with the front gardens being laid to lawn. A long driveway provides ample parking and access to the carport and single garage. The rear gardens afford a good degree of privacy and seclusion and are again laid to lawn, bordered with a variety of mature trees with 3 useful timber gardens sheds.

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 continue along Abbot Road until the property will eventually be seen on the right hand side as marked by our for sale board.

Entrance Porch

Entrance Hall

Sitting Room 14'4 x 12'6 (4.37m x 3.81m)

Kitchen 11'2 x 8'10 (3.40m x 2.69m)

Dining Area 8'10 x 8'0 (2.69m x 2.44m)

Bedroom 1 13'9 x 11'10 (4.19m x 3.61m)

Bedroom 2 10'4 x 9'6 (3.15m x 2.90m)

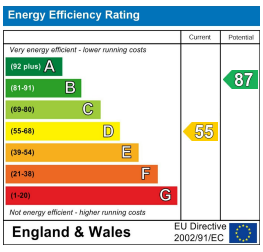
Bedroom 3 10'8 x 9'1 (3.25m x 2.77m)

Bathroom

Separate WC

Single Garage

Gardens



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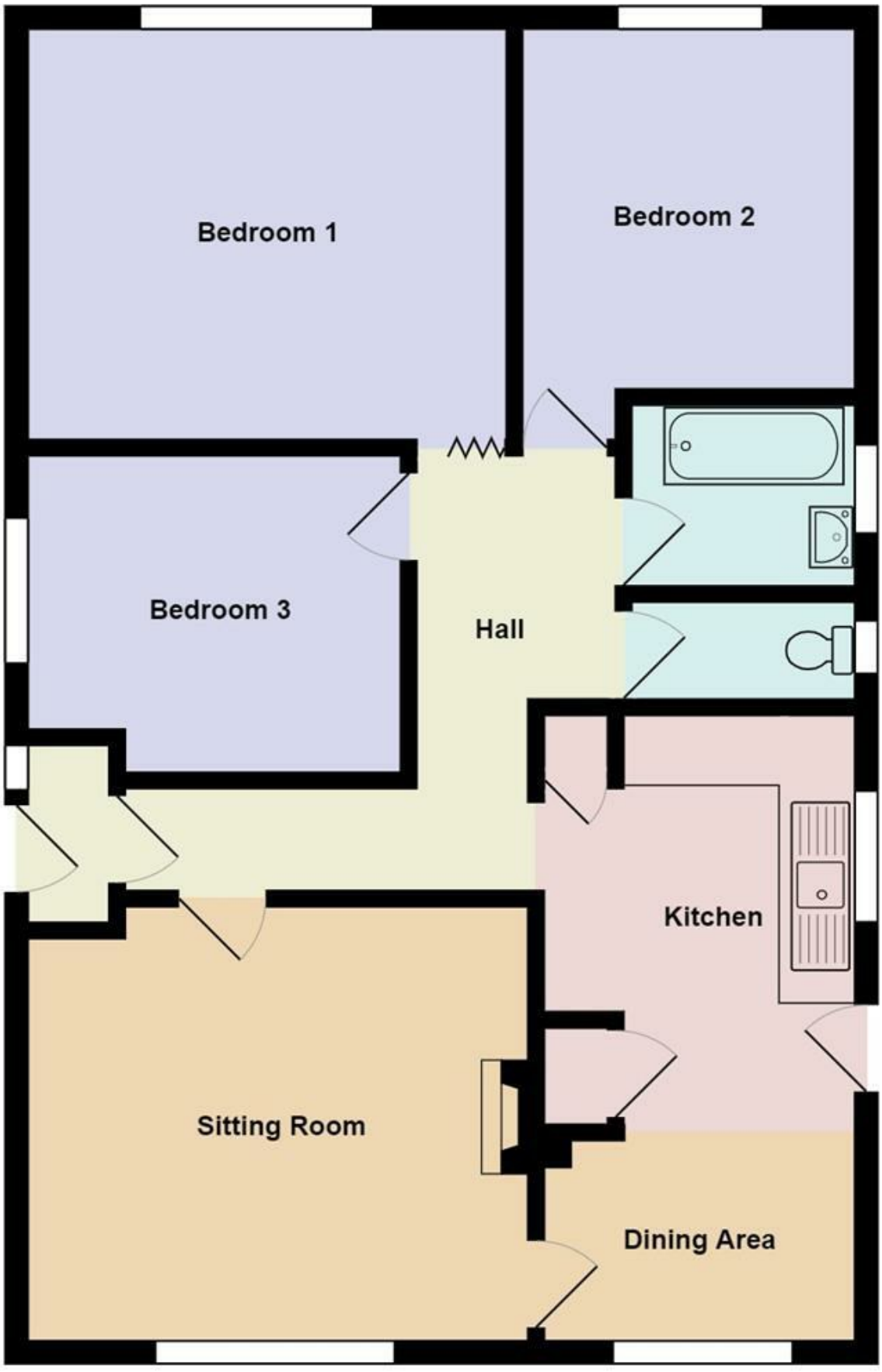
Bedroom 1
Bedroom 2
Bedroom 3
Hall
Kitchen
Sitting Room
Dining Area

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