Mortimer & Gausden

INDEPENDENT ESTATE AGENTS

23 Philip Road,
Bury St. Edmunds, IP32 6DH

Guide Price
£340,000

A lovely bungalow with lots of potential and a great location

If you've been looking for a well-maintained home in a popular location, this spacious bungalow could be ideal. Set on a corner plot with established gardens, it offers both privacy and potential, with scope to extend and update to suit your own tastes.

The property is offered CHAIN FREE and benefits from gas-fired central heating and uPVC glazing. It features flexible accommodation, ample off-road parking, and a single garage.

Conveniently located close to a range of local amenities, this is a great opportunity to secure a comfortable and adaptable home in a sought-after setting.

- Bay fronted detached bungalow
- Sought after well served location
- Hall, sitting room, conservatory
- Fitted kitchen, shower room
- 3 Good sized bedrooms
- Established gardens, garage
- NO UPWARD CHAIN

In more detail, the accommodation comprises:

The entrance hall leads into a bay-fronted sitting room featuring a fireplace and glazed doors that open into a pleasant conservatory - an ideal space for enjoying views of the garden. The kitchen includes a pantry cupboard and offers ample fitted cupboards, worktops and appliance space.

There are three well-proportioned bedrooms, with Bedroom 2 currently used as a spacious dining room. A modern shower room completes the internal layout.

The bungalow also offers excellent storage throughout and, in our opinion, holds great potential for extension, subject to the necessary consents.

Outside, the property is set centrally within its generous corner plot, mainly laid to lawn and enclosed by fencing for privacy. A driveway provides ample off-road parking and leads to a single garage.

COUNCIL TAX - BAND D - West Suffolk
ENERGY PERFORMANCE RATING - D
SERVICES - Mains water, electricity, gas and drainage
BROADBAND - Ofcom states Ultrafast broadband is available
Mobile - Ofcom states all mobile phone providers are likely
WHAT3WORDS
///expressed.excellent.boasted

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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