Mortimer & Gausden
INDEPENDENT ESTATE AGENTS

# 2 Kirkstead Road,
# Bury St. Edmunds, Suffolk, IP33 2EW

MAKE IT YOUR OWN – Take a look at this DETACHED BUNGALOW which occupies an extremely popular and well-served location on the western outskirts of the town.

The bungalow, which will require some updating, is situated on a regular bus route and is close to a range of local amenities including a parade of shops. Sold with the benefit of being CHAIN FREE, this property offers an excellent opportunity for someone to put their own stamp on their next home.

- Well located detached bungalow
- Offered for sale CHAIN FREE
- 3 bedrooms, good sized lounge/dining room
- Sealed unit double glazed windows
- Upvc soffits and facias, gas fired central heating
- off road parking, single garage, enclosed gardens

## Guide Price £285,000

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## General Information

The property occupies a pleasant setting within an established and popular residential area on the western outskirts of the town. There is a parade of local shops within walking distance and the house is on a regular bus route as well as being close to schooling for all ages. The town centre is around 1½ miles away and provides an excellent range of educational, recreational and shopping facilities.

As previously mentioned, the bungalow is offered for sale CHAIN FREE and will require some updating and improvement, although it does already benefit from gas fired central heating, sealed unit glazing and Upvc soffits and facias.

The entrance hall gives access to the 3 bedrooms, shower room, WC, lounge/dining room, with patio doors to the garden and the kitchen, with a fitted range of cupboards and drawers and a door to outside.

With a superb range of local amenities close by, bungalows in this location are always in demand, therefore early viewing is highly recommended.

Outside
The front garden has been landscaped for ease of maintenance and has a pleasant outlook over a large green. To the rear of the property, a driveway provides parking and access to the single garage. The enclosed rear gardens are laid mainly to lawn and a patio adjoins the rear of the bungalow.

Council Tax Band C.

Directions
From the town centre proceed along Westgate Street crossing over the double mini roundabouts into Out Westgate. At the traffic lights continue straight over and continue on Horringer Road. Just before leaving the town turn right into Glastonbury Road. Take the 3rd right hand turning onto Sherborne Road and then the 2nd left turn onto Kirkstead Road, the property can be found on the left, as indicated by our for sale board.

**Hall**

**W/C**

**Bathroom**

**Lounge/Dining Room 22'1 x 11'0 (6.73m x 3.35m)**

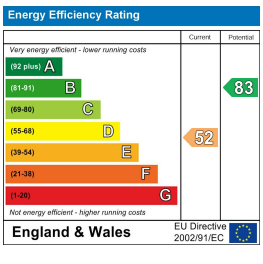
**Kitchen 10'10 x 7'0 (3.30m x 2.13m)**

**Bedroom 1 14'0 x 10'11 (4.27m x 3.33m)**

**Bedroom 2 10'6 x 10'5 (3.20m x 3.18m)**

**Bedroom 3 8'6 max x 7'1 (2.59m max x 2.16m)**

**Garage 17'0 x 8'1 (5.18m x 2.46m)**

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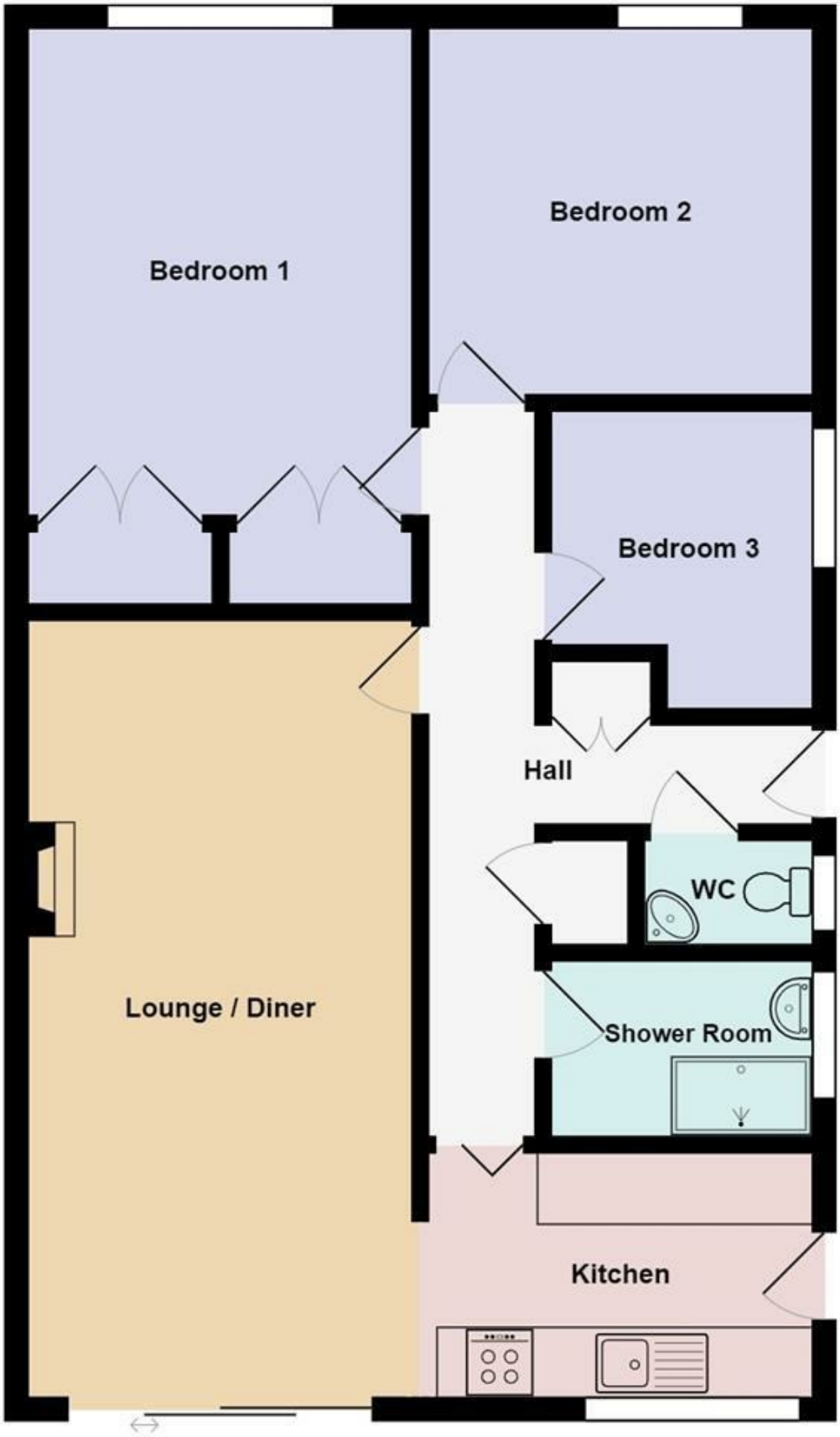
Bedroom 1
Bedroom 2
Bedroom 3
Hall
WC
Lounge / Diner
Shower Room
Kitchen

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