Mortimer & Gausden
INDEPENDENT ESTATE AGENTS

# 1 Runnymede Green, Bury St. Edmunds, Suffolk, IP33 2LH

UNEXPECTEDLY BACK ON THE MARKET – This spacious detached bungalow has been well maintained, but is now ready for a little updating, providing the opportunity for someone to turn this pleasant bungalow into a truly lovely home.

The property, which is being sold with the benefit of having NO UPWARD CHAIN, occupies a much sought after location, close to the hospital and many other local amenities.

- Spacious detached bungalow offering great potential
- Occupying an extremely popular and well served location
- Porch, reception hall, dual aspect sitting room
- Fitted kitchen/breakfast room, shower room, cloakroom
- 3 Good sized bedrooms, conservatory
- Single garage, enclosed rear gardens –CHAIN FREE

## Guide Price £385,000

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## General Information

The property occupies a corner plot position, overlooking a small green and just off Barons Road, located a short distance from the Hospital and beautiful Hardwick Heath. The bungalow is also close to 2 separate parades of shops and is on a regular bus route.

The town centre of Bury St. Edmunds is around 1.25 miles away and can be easily reached by car, foot or cycleway. Bury St. Edmunds offers an excellent level of recreational, educational and shopping facilities.

As previously mentioned this well maintained home offers a generous range of accommodation but will require some updating. The bungalow, which has gas fired central heating and uPVC sealed unit glazing, is being sold with the benefit of having NO UPWARD CHAIN.

The entrance porch gives access to the reception hall which could easily be used as a dining room. The dual aspect sitting room has a fireplace and large picture windows which overlook a green. The kitchen/breakfast room is another bright dual aspect room and is fitted with an extensive range of base units, eye level units and worktop surfaces. There is ample appliance space and a fitted hob, cooker hood and double oven. A side lobby has a door to the outside and a cupboard that houses the gas fired boiler serving the central heating.

An inner hallway provides access to the loft space, cloakroom and shower room. The main bedroom is of a very good size and includes fitted wardrobe furniture. Bedroom 2 is another spacious bedroom, again with fitted wardrobes. Finally, Bedroom 3 is a single bedroom/study which also gives access to the conservatory.

Outside
The property occupies a corner plot with much of the front garden laid to lawn and planted with a variety of shrubs and trees. A driveway provides parking and access to the single garage which has a side courtesy door and a timber workshop/shed behind.

The enclosed rear gardens afford a good degree of privacy and are again laid to lawn and include a patio area.

Council Tax Band D.

Directions
From the town centre proceed along Westgate Street, crossing over the roundabout with Parkway into Out Westgate. At the traffic lights turn left into Vinery Road and then next left into Rembrandt Way. Continue to the end of the road and at the T junction turn left into Barons Road. The property will be seen on the left, shortly after the turning for Boon Close and on the corner of Runnymede Green as marked by our For Sale Board.

**Porch**

**Reception Hall 13'7 x 7'6 min (4.14m x 2.29m min)**

**Sitting Room 16'5 x 11'11 (5.00m x 3.63m)**

**Kitchen/Diner 16'7 max x 10'2 (5.05m max x 3.10m)**

**Rear Lobby**

**Inner Hallway**

**Cloakroom**

**Shower Room**

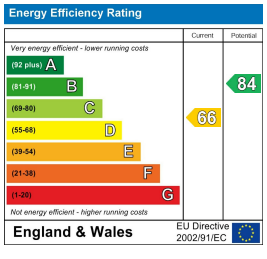
**Bedroom 1 15'10 x 10'5 (4.83m x 3.18m)**

**Bedroom 2 12'10 max x 8'11 (3.91m max x 2.72m)**

**Bedroom 3 11'2 x 7'0 (3.40m x 2.13m)**

**Conservatory 8'5 x 7'3 (2.57m x 2.21m)**

**Garage**




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.

Bedroom 2
Kitchen/Diner
Conservatory
Bedroom 3
Reception Hall
Sitting Room
Bedroom 1
Porch

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