

## Summary

A rare opportunity to purchase a detached bungalow located just off Barons Road, near the hospital and other local amenities. Benefits include 2 bedrooms, refitted shower room, Kitchen, good sized, sunny gardens as well as a driveway and single garage.

## Description

Approximate Room Sizes

**PORCH:** Further glazed UPVC door opening to:

**ENTRANCE HALL:** Integral storage cupboard. Radiator.

**LIVING ROOM:** 16' 2" x 12' 0" (4.93m x 3.66m) UPVC double glazed window to front and side aspect. Decorative fireplace with wooden mantle. 2 radiators.

**KITCHEN/DINER:** 13' 10" x 10' 5" (4.24m x 3.2m) Max Range of kitchen units with worktop, tiled splashback and

inset stainless steel single bowl sink with drainer and mixer tap. Space/plumbing for washing machine, integrated hob, cooker, extractor fridge and freezer. Integral cupboard and further alcove. Wall mounted gas fired boiler. Radiator. UPVC double glazed window and glazed door to side aspect.

**BEDROOM ONE:** 11' 10" x 11' 1" (3.61m x 3.4m) Radiator. Sliding patio doors opening to:

**METAL FRAMED LEAN TO:** 9' 4" x 7' 4" (2.87m x 2.24m) With sliding door to garden.

**BEDROOM TWO:** 11' 1" x 9' 10" (3.4m x 3.02m) UPVC double glazed window to rear aspect. Radiator.

**BATHROOM:** Half tiled with walk in bath with door and Victorian Style mixer tap with shower attachment. Low level WC and wall hung wash basin. UPVC obscured double glazed window to side aspect. Radiator.

**OUTSIDE:** Low maintenance front garden with block paved driveway to side. Rear garden mainly laid to lawn with patio, mature shrubs and planted borders.

**GARAGE:** 16' 7" x 9' 3" (5.08m x 2.82m) With electric door, power and light.

## Additional Information

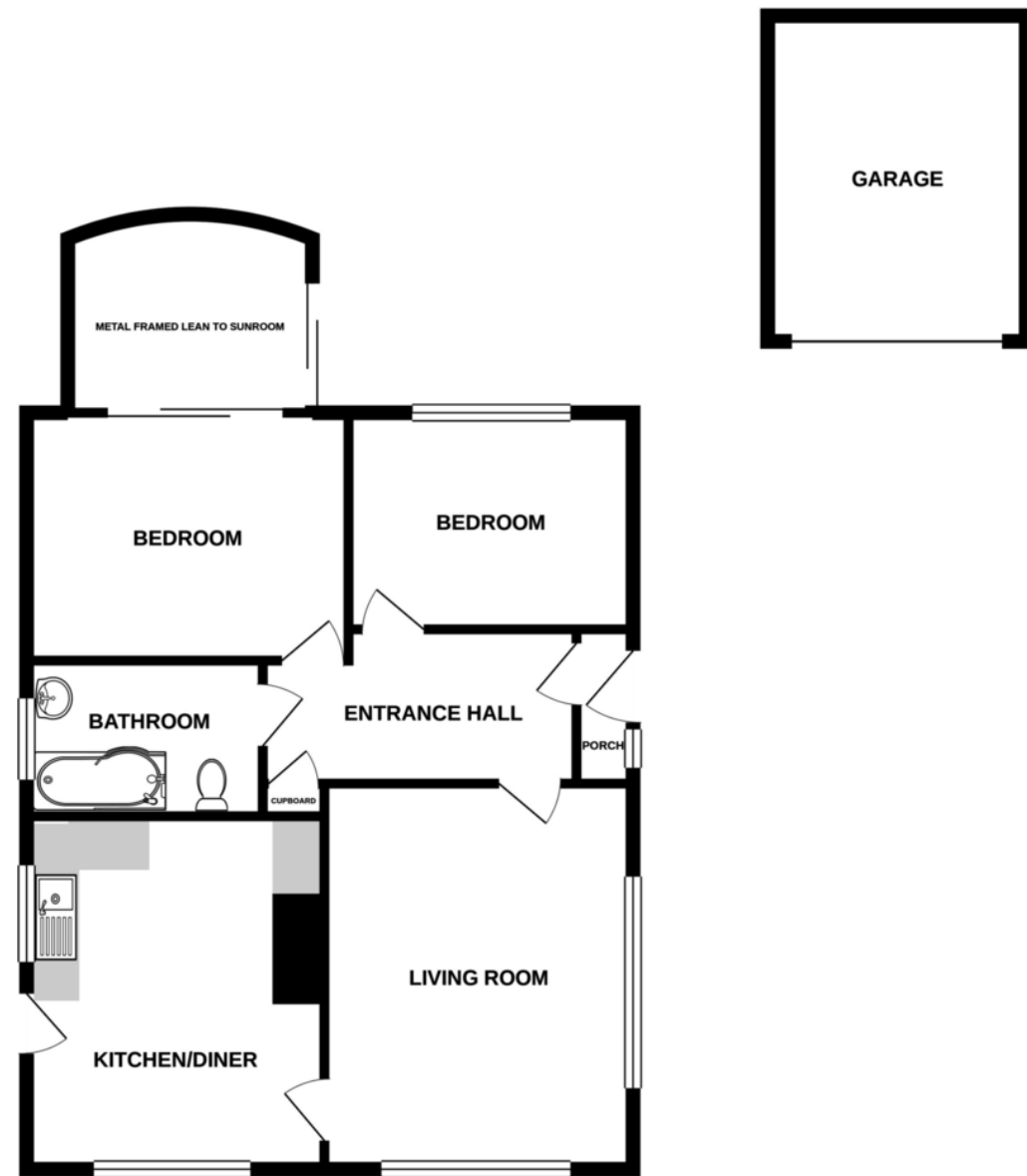
Local Authority – West Suffolk Council  
Council Tax Band – C  
Tenure – Freehold  
Services – Mains Gas, water & electric  
Post Code – IP33 2LL

Viewings by appointment  
Bychoice Estate Agents  
Tel: 01284 769598





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

### Contact Details

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

Lincoln Green | Bury St Edmunds | IP33 2LL

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Guide Price £350,000

- Detached Bungalow
- 2 Bedrooms
- Refitted Shower Room
- Kitchen Breakfast Room
- Front & Rear Gardens
- Single Garage & Driveway