

FOR SALE



Long Brackland, Bury St. Edmunds IP33 1JH

3 Bedrooms, 1 Bathroom, Mid Terraced House

Offers In Excess Of £250,000 FREEHOLD





- Chain Free
- 3 Bedrooms
- Cloakroom
- Enclosed Garden
- Garage
- Town Centre Location
- Gas Fired Central Heating

Looking for a project with real potential? This 3-bedroom terrace house near Bury St Edmunds town centre and train station is your chance to create a dream home or a smart investment! Nestled in a prime location just a short stroll from all the shops, cafes, and transport links, this property features spacious accommodation, a private garage, and a cloakroom-rare finds at this price point. While the house needs renovation, it offers a solid layout just waiting to be brought back to life. Imagine transforming this blank canvas into a stylish family home, a rental property, or even a resale project.

With the right vision, this house could shine again-whether you're a first-time buyer, seasoned developer, or savvy investor. Opportunities like this don't come around often. With plenty of potential and priced to sell, this is one you don't want to miss.

Book your viewing today and start planning your transformation!

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	87 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

THE ACCOMMODATION COMPRISES:

ENTRANCE HALL: Radiator, stairs to first floor, under stairs storage cupboard and meter cupboard.

LOUNGE /DINER: 24' 00" x 11' 06" max, 8' 00" min (7.32m x 3.51 max, 2.44m min)

Dual aspect with windows to front and rear, three radiators, TV point.



KITCHEN: 10' 00" x 6' 07" (3.05m x 2.01m) Window to rear, stainless steel inset drainer with mixer tap, cupboard under, wall mounted units, work surfaces with units under, tiled splash back, gas cooker, radiator, plumbing for washing machine, door to -

REAR LOBBY: Part glazed door to garden.

LANDING: First floor loft access, cupboard.

BEDROOM ONE: 12' 09" x 7' 09" (3.89m x 2.36m) Sash window to front, wardrobe.

BEDROOM TWO: 12' 00" x 10' 07" (3.66m x 3.23m) 12' 00" x 10' 00" min, 10' 07" max (3.66m x 3.05m min, .23m max) Window to rear, wardrobe.

BEDROOM THREE: 9' 07" x 7' 01" (2.92m x 2.16m) Sash window to front, radiator.

BATHROOM: 8' 03"(plus door recess) x 6' 00" (2.51m x 1.83m) . Window to rear, floating wash hand basin, enamel bath with shower attachment, low level WC, tiled splash backs, radiator.



OUTSIDE: The rear garden has a patio area and established borders, path leading to -

GARAGE: 17' 00" x 8' 05" (5.18m x 2.57m) Up and Over door, light and power connected, window to side, part glazed door to garden.

AGENTS NOTE: Garage is approached from Ipswich Court carpark.

ENERGY PERFORMANCE RATING:

A full copy of the report is available upon request from the Sales Agent.

ADDITIONAL INFORMATION:

Council Tax Band: C

Local Authority: West Suffolk

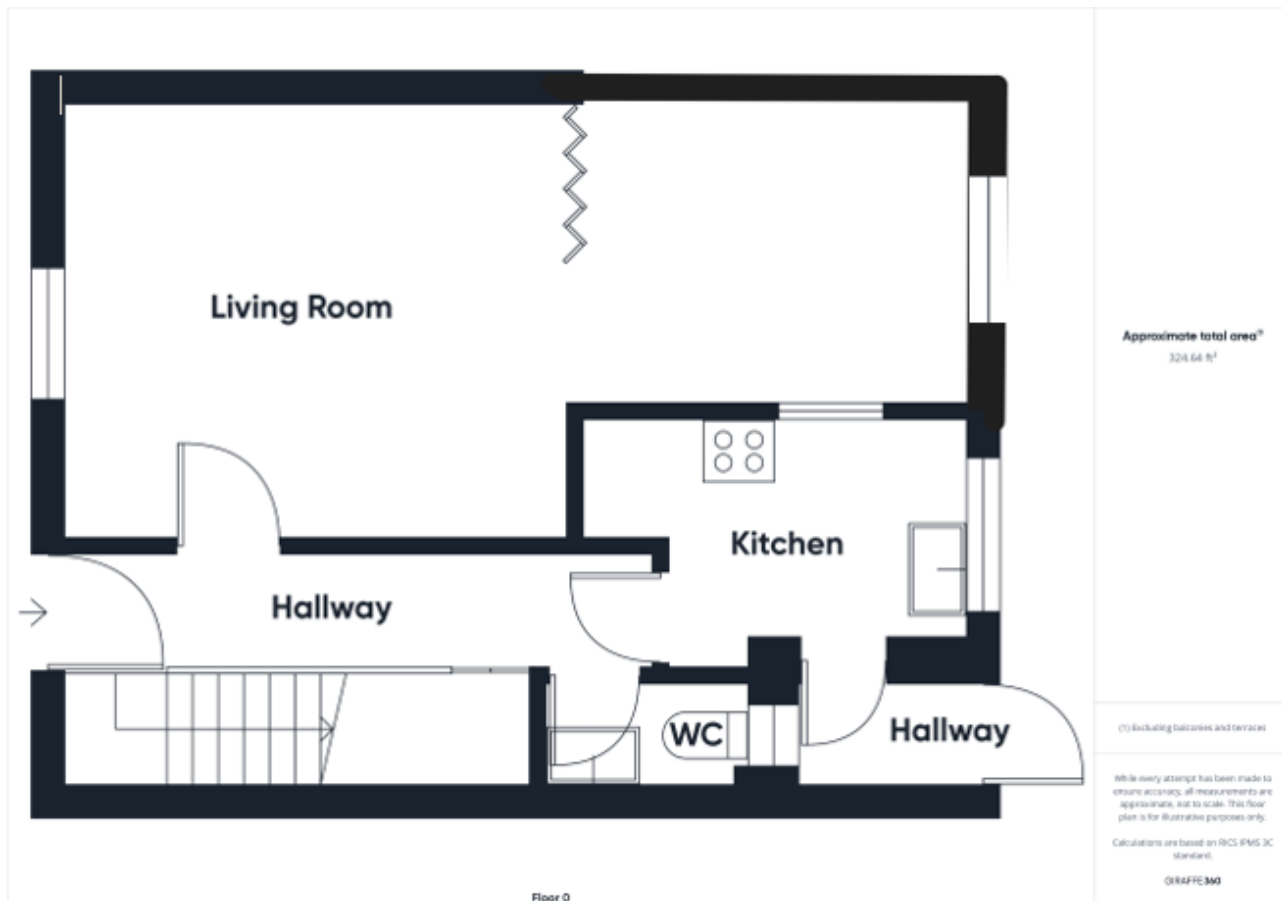
Mains water, gas and electricity connected

Vacant possession on completion

VIEWING ARRANGEMENTS:

Strictly by appointment with the Sales Agent, Martin & Co. Please call 01284 701511 to arrange a mutually convenient time.





Martin & Co Bury St Edmunds

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.