

FOR SALE



Rembrant Way, Bury St Edmunds IP33

2 Bedrooms, 1 Bathroom, Detached Bungalow

£325,000 FREEHOLD


MARTIN&CO



- Chain Free
- 2 Double Road
- Kitchen Diner
- Enclosed South Facing Garden
- Driveway & Garage
- Add Your Own Personal Touch
- EPC: TBC
- Sought After Location

SPACE FOR EPC GRAPH

Chain free and full of potential! Set on the ever-popular south side of town, this detached two double bedroom bungalow offers the perfect opportunity to create a home tailored to your own taste in a location that's always in demand.

Enjoy the ease of single-storey living with two generous double bedrooms, a bright living room and a spacious kitchen/dining room, both overlooking the private south-facing rear garden. Outside, the property benefits from a private driveway, garage and an enclosed south-facing garden, offering plenty of space to enjoy. While the bungalow would benefit from cosmetic updating, it presents a fantastic opportunity to modernise, add value and create a home that perfectly reflects your style. Detached bungalows in this sought-after location are always in demand, especially those offered chain free.

With so much potential and a fantastic position, this is an opportunity not to be missed. Arrange your viewing today and start imagining the possibilities. Don't miss the opportunity to view. Call the team today

THE ACCOMMODATION COMPRISES:

OPEN PORCH Door to -

ENTRANCE HALL: Radiator, loft access, airing cupboard housing insulated hot water tank.#



LIVING ROOM : 16' 02" x 14' 00" max, 12' 01"min (4.93m x 4.27m/3.68m) Dual aspect room with windows to side and rear, coal effect gas fire with wood surround, radiator, TV point.

KITCHEN DINER: 13' 01" x 8' 07" (3.99m x 2.62m) Windows to side and rear, stainless steel inset drainer, mixer tap over, cupboard under, range of wall mounted units, work surfaces with units under, tiled splash back, plumbing for washing machine, gas cooker with extractor hood over, cupboard housing wall mounted gas boiler, part glazed door to side.

BEDROOM ONE: 12' 00" x 11' 04" (3.66m x 3.45m) Window to front, radiator.

BEDROOM TWO: 11' 04" x 10' 00" (3.45m x 3.05m) Window to front, radiator.

BATHROOM: Low level WC, enamel bath with shower over, pedestal wash hand basin, fully tiled walls, window to side, radiator.

OUTSIDE: To the front is a low maintenance garden and driveway leading to garage. There is a gate to covered lobby, leading to front door.

To the rear is a patio area, a pond for nature, rosebush, grapevine, established borders gate to other side, and tap outside the kitchen door.

GARAGE: 16' 05" x 8' 03" (5m x 2.51m) With up and over door, light and power connected, personal door to side.

ADDITIONAL INFORMATION:

Council Tax Band: C
Local Authority: West Suffolk
Mains water, drains, gas and electricity connected
Vacant Possession on Completion

ENERGY PERFORMANCE RATING:

A full copy of the report is available upon request.

VIEWING ARRANGEMENTS: Strictly by appointment with the Sales Agent. Please call Martin & Co on 01284 701511 to book a viewing.





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