



100 Abbot Road, Bury St. Edmunds

In Excess of £300,000

THE
M&G
PARTNERSHIP



100 Abbot Road

Bury St. Edmunds

- Realistically priced and CHAIN FREE detached bungalow
- Hall, large living room, fitted kitchen
- 3 Good sized bedrooms, sun room
- Cloakroom, shower room
- Gas fired central heating, uPVC glazing
- Single garage, long driveway
- Enclosed established gardens

Occupying a popular position on the western outskirts of town, this modern detached bungalow is conveniently placed for a parade of shops and a bus route, with the town centre approximately 1½ miles away.

Well maintained throughout, the property offers scope for some updating and benefits from gas-fired central heating and uPVC double glazing. The accommodation includes a spacious dual-aspect reception room, fitted kitchen, three good-sized bedrooms and a conservatory/sunroom.

Outside, a long driveway provides ample off-road parking and leads to a single garage, with gardens to the front and rear.

Offered with NO UPWARD CHAIN and competitively priced, this is a property that merits an early internal inspection.



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Entrance hall

A spacious hallway providing access to all rooms.

Living Room

17' 8" x 13' 9" (5.39m x 4.19m)

A bright and spacious dual aspect reception room with a central fireplace feature.

Kitchen

11' 2" x 10' 2" (3.40m x 3.10m)

A good sized kitchen with ample cupboards, worktop surfaces and appliance space. Door to side porch.

Bedroom 1

12' 2" x 9' 6" (3.71m x 2.90m)

A large double bedroom with fitted wardrobes and a picture window overlooking the rear gardens.

Bedroom 2

11' 4" x 8' 11" (3.46m x 2.72m)

This double bedroom has more recently been used as another reception room and has sliding patio doors leading into the sun room.

Sun Room/Conservatory

11' 5" x 8' 4" (3.47m x 2.53m)

A lovely space to relax in and enjoy views of the garden.

Bedroom 3

10' 6" x 9' 2" (3.21m x 2.79m)

Another good sized bedroom with fitted wardrobes.

Shower Room

The shower room stands next to the cloakroom and these two spaces could be combined to make one larger room.

Cloakroom



Outside

The gardens to the front of the bungalow are laid mainly to lawn and include a long driveway to the side, providing parking for a number of cars and access to the single garage. The rear gardens afford a good degree of privacy and are laid mainly to lawn with planted shrubs, a green house and patio area.

Agents Note

Services: All main services are connected.

Energy Rating: TBC

Council tax: Band D – West Suffolk

Broadband: Ofcom states ultrafast is available

Mobile: Ofcom states all providers are likely

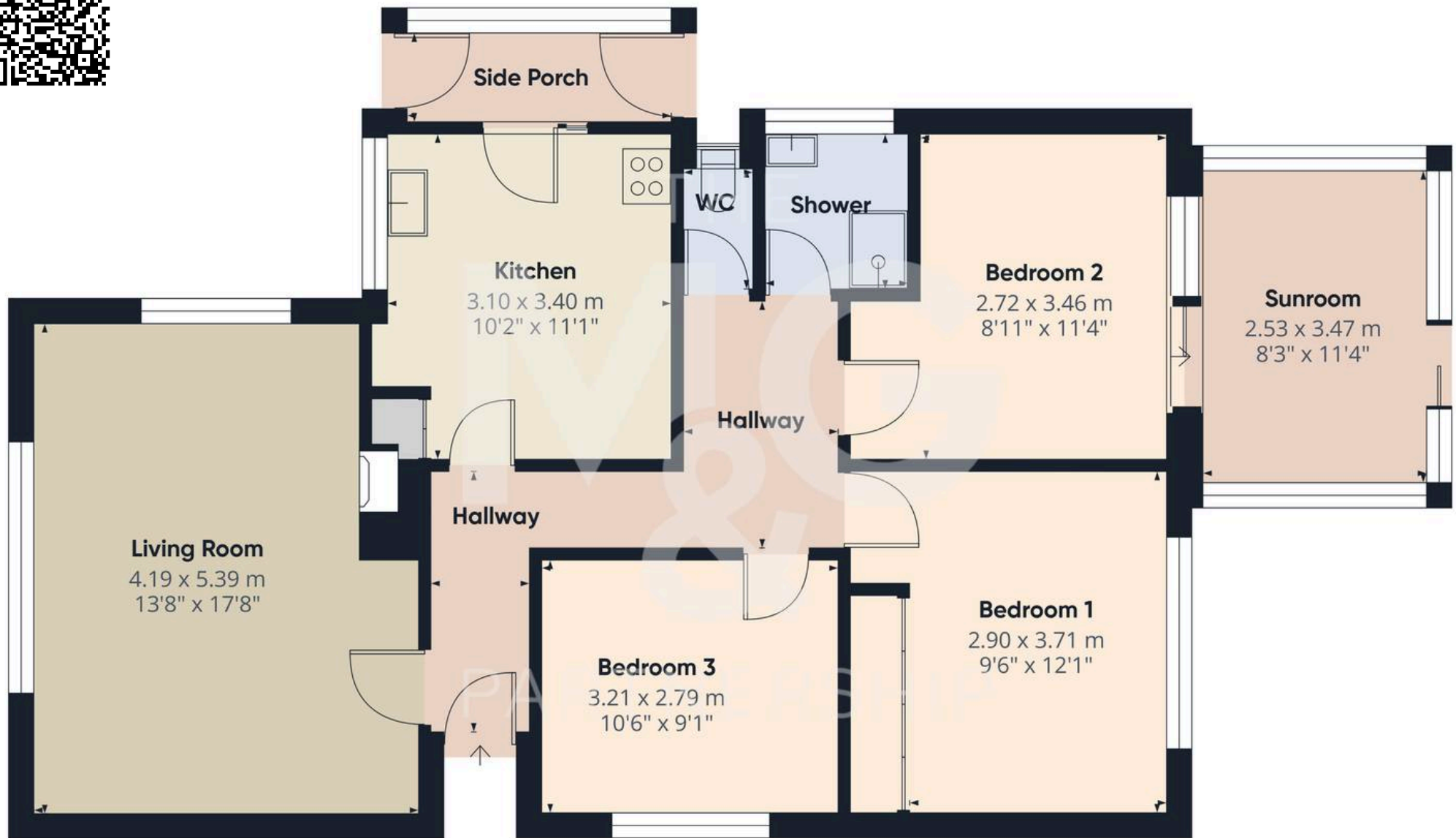
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