



Manderville Road, Bury St. Edmunds, Suffolk, IP33 2JB

MARK · EWIN
BURY ST EDMUNDS

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Suffolk, IP33 2JB

Situated along Manderville Road, within Bury St Edmunds' Horringer Court, is this updated and remodelled two-bedroom detached bungalow. The property boasts a charming front-facing view over a green, further enhanced by the convenience of off-road parking and a garage.

The well-presented accommodation comprises an inviting entrance porch that leads into the large kitchen breakfast area, the kitchen area offering plentiful white gloss wall and base level units, space for appliances, and a useful breakfast bar overhang. Flowing seamlessly from here, the conservatory stretches across the bungalow's width, granting garden views and direct garden access. The main living space features a cosy sitting room with a wood burner, while the two bedrooms are thoughtfully designed, both equipped with built-in storage. Notably, the primary bedroom includes an en-suite WC for added comfort.

Outside, the property offers a delightful rear garden, predominantly laid to lawn and complemented by a paved patio section. The practicality of off-road parking and a garage completes this property's offering.



Directions

Proceed out of Bury on the Horringer Road towards Haverhill and take the second right hand turning onto Glastonbury Road. Manderville is the next right turn where the property can be found on the left hand side with our for sale board.

Location

The historic market town of Bury St Edmunds provides an extensive range of shopping facilities, including the Arc Shopping Centre. There are also excellent educational, recreational and cultural facilities and for those needing to commute there is convenient access to the A14, which provides links to Cambridge, Ipswich and London / Stansted Airport via the A11/M11. The railway station at Bury St Edmunds offers a link to mainline services to London Liverpool Street and Kings Cross.

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Accommodation:

Entrance Porch 4' 0" x 2' 5" (1.21m x 0.73m)

Sitting Room 16' 0" x 12' 0" (4.88m x 3.67m)

Kitchen Breakfast Room 15' 6" x 11' 3" (4.72m x 3.42m)

Bathroom 5' 11" x 8' 4" (1.80m x 2.55m)

Bedroom One 9' 11" x 8' 11" (3.02m x 2.73m)

WC 6' 3" x 3' 3" (1.90m x 0.98m)

Bedroom Two 11' 11" x 11' 3" (3.62m x 3.42m)

Conservatory 7' 1" x 21' 8" (2.17m x 6.60m)

Outside

Delightful Gardens

Driveway & Garage

Additional Information:

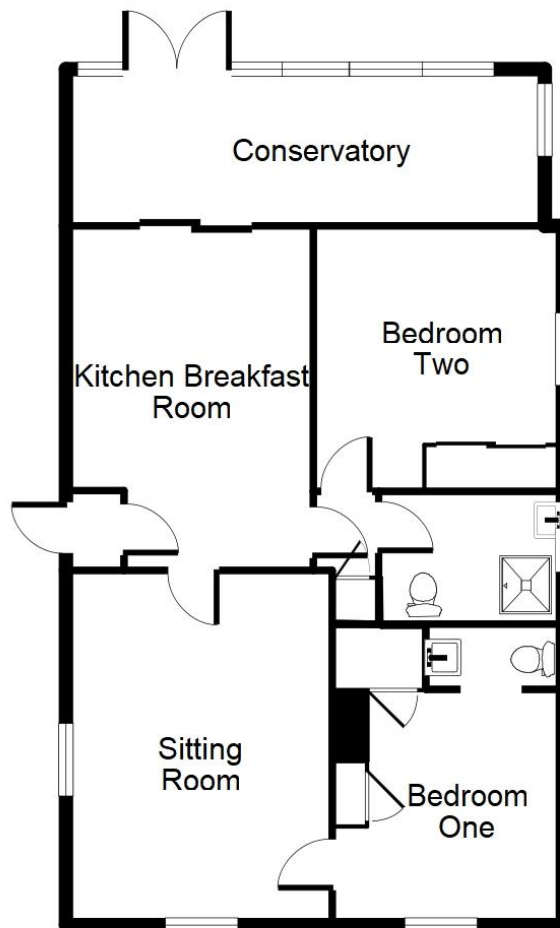
Council Tax Band: C

EPC Rating: E

Tenure: Freehold



Guide Price £350,000
Freehold



For identification only - Not to scale
(c) Visual Floor Planner

MONEY LAUNDERING REGULATIONS 2003: Purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

PLEASE NOTE: 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 purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the 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. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the Agents.

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