



Culford Road, Ingham, Bury St. Edmunds, Suffolk, IP31 1NP

MARK · EWIN
BURY ST EDMUNDS

Culford Road, Ingham, Bury St.
Edmunds, Suffolk, IP31 1NP

A two-bedroom detached bungalow located in the village of Ingham and with NO ONWARD CHAIN.

The property comprises of an entrance hall, sitting room with an open fire, conservatory, modern kitchen with a built-in eye level oven, bathroom and two bedrooms. Outside, parking is offered via a driveway to the front leading to the single garage. To the rear, the garden is mainly laid to lawn with a patio area and side access to the front.

Additional Information:

Tenure: Freehold

Mobile Coverage: EE, O2, Three & Vodafone

are listed as 'likely' in this area. (Source

Ofcom) Broadband: Standard & Superfast

are available in this area. (Source Ofcom)

Services: Mains Electric, Water and

Drainage. Heating via oil central heating.

(Please note that none of these services have been tested by the selling agent.)



Directions

Travelling north along the A134 into the village of Ingham, turn left on to Culford Road where the property can be found.

Location

The popular village of Ingham offers a church, post office, village stores and public house The Cadogan Arms. Thetford Forest lies a few miles to the north east. The village is situated approximately 6 miles from the historic market town of Bury St Edmunds which 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 / Stanstead Airport via the A11/M11.

Accommodation:

Entrance Hall 15' 11" x 3' 7" (4.84m x 1.10m)

Sitting Room 12' 2" x 11' 1" (3.70m x 3.37m)

Kitchen 11' 2" x 10' 11" (3.40m x 3.32m)

Pantry 7' 2" x 3' 7" (2.19m x 1.10m)

Bathroom 8' 2" x 6' 1" (2.48m x 1.85m)

Bedroom 11' 1" x 11' 2" (3.38m x 3.40m)

Bedroom 11' 1" x 11' 3" (3.38m x 3.42m)

Conservatory 18' 6" x 8' 11" (5.64m x 2.71m)

Driveway & Garage

Rear Garden

Additional Information:

Council Tax Band: C

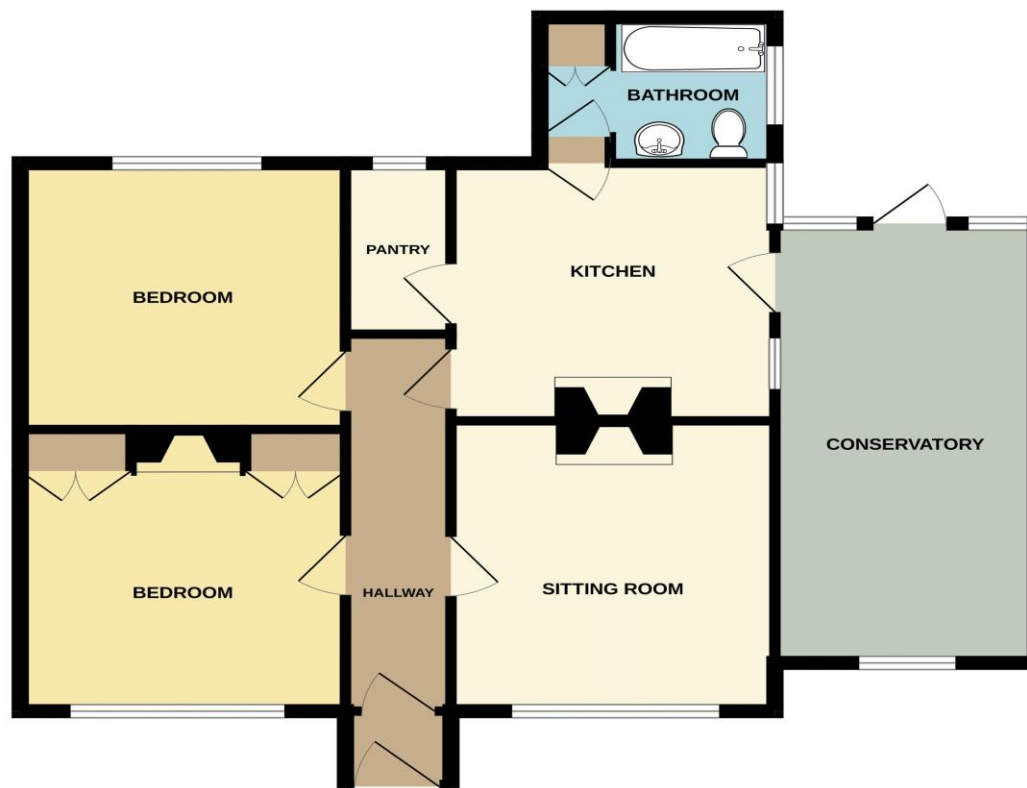
EPC Rating: TBC

Tenure: Freehold

Offers Over £280,000
Freehold



GROUND FLOOR
801 sq.ft. (74.4 sq.m.) approx.



TOTAL FLOOR AREA : 801 sq.ft. (74.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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