

FOR SALE



Nowton Road, Bury St Edmunds IP33 2BX

2 Bedrooms, 1 Bathroom, Detached Bungalow

Guide £300,000 FREEHOLD



- Refurbished Throughout
- New Low Energy Radiators
- 2 Bedrooms
- Re Fitted Kitchen Breakfast
- Enclosed Garden
- Driveway For Parking
- Conservatory

Looking for a stylish, move-in-ready bungalow? This beautifully refurbished 2-bedroom detached bungalow with a conservatory on the southern side of Bury St Edmunds offers comfort, charm, and modern living! Step inside to find a welcoming home with a cosy multi-fuel burner, a re-fitted kitchen and bathroom, and a bright conservatory overlooking the garden. Outside, enjoy a lovely private garden and parking, all within easy reach of a local bus stop.

Picture relaxing by the fire, dining in the sun-filled conservatory. With stylish finishes, a peaceful garden, and excellent town access, this bungalow is perfect for easy, modern living.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

OPEN PORCH, DOOR TO :

ENTRANCE HALL: Wood laminate flooring, coats cupboard, cupboard housing insulated hot water tank and shelves, low energy radiator.

LIVING ROOM: 13' 01" x 11' 07" (3.99m x 3.53m) Window to front, Wood laminate flooring, low energy radiator, multi fuel burner with slate hearth, TV point, French doors to conservatory.



DOOR TO KITCHEN

KITCHEN / BREAKFAST ROOM - REFITTED:

13' 01" x 7' 07" (3.99m x 2.31m) Windows to front and rear, range of wall mounted units, work surface with upstand, electric hob with glass splash back, oven under, extractor fan over, fuse box, plumbing for automatic washing machine, breakfast bar, wood laminate flooring.

CONSERVATORY: 10' 07" x 10' 05" (3.23m x 3.18m)

Ceramic tiled floor, French doors to garden, Cosy style roof making this an 'all year round' room.

BEDROOM ONE: 13' 07" x 10' 00" (4.14m x 3.05m)

Double aspect room, window to front and two windows to rear, low energy radiator, TV point.

BATHROOM - REFITTED: Low level WC, wash hand basin with cupboard under, panelled bath with storage under, and shower over, tiled splash back, stainless steel towel rail, loft access and wall mounted Dimplex fan heater.

BEDROOM TWO: 10' 01" x 7' 00" (3.07m x 2.13m)

Window to rear, low energy radiator, craft station and two wall mounted units.
and two gates to front.

OUTSIDE:

The rear garden is enclosed, laid mainly to lawn with a decked area and bin store area to side. There is a shed measuring 10' x 8', further wood store and two gates to front.

To left of the property located in the middle is a tarmac driveway providing ample parking.

ADDITIONAL INFORMATION:

Council Tax Band:

Local Authority: West Suffolk Council

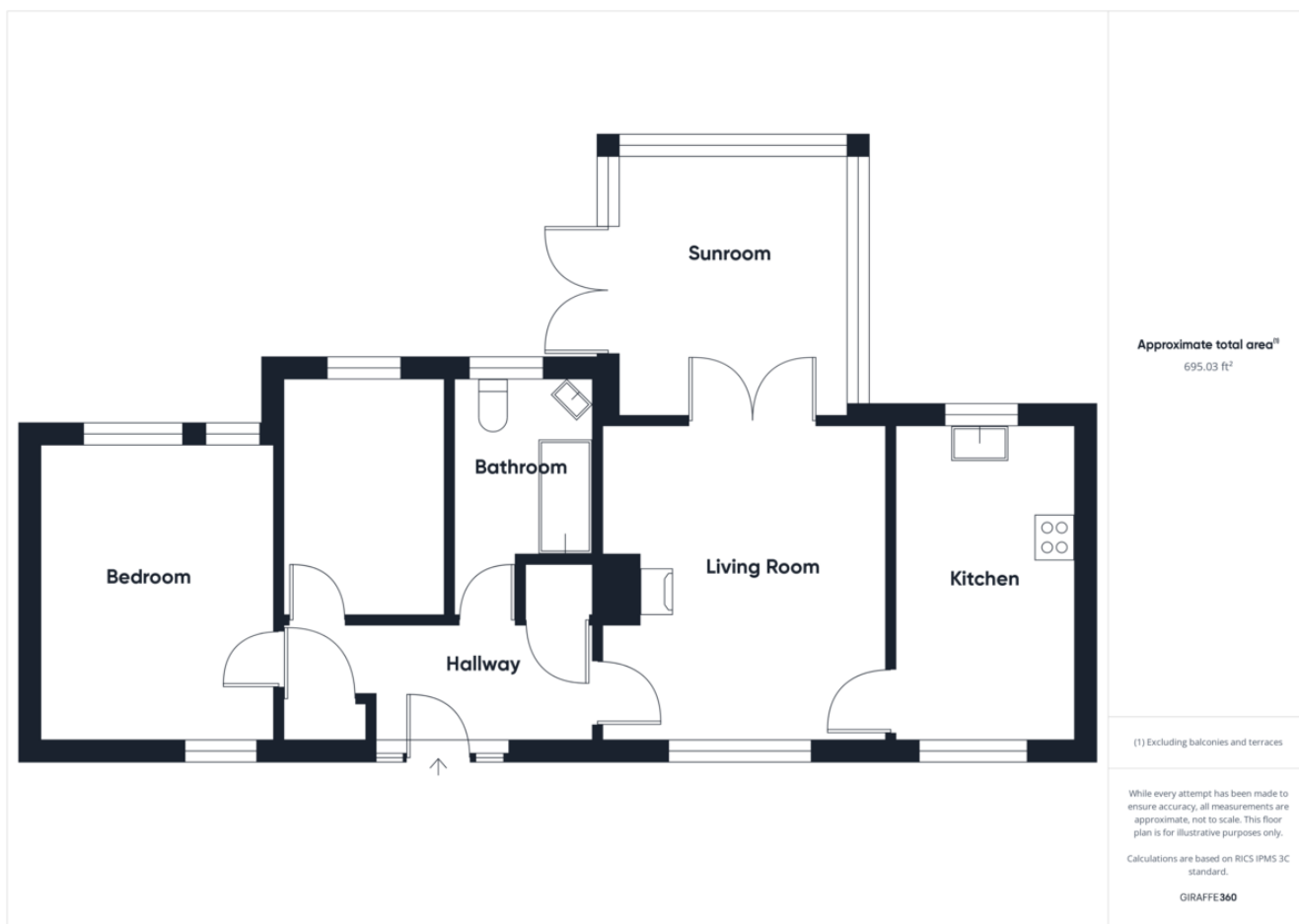
Mains electricity, water and drains connected

Vacant possession on completion

ENERGY PERFORMANCE RATING E: A full copy of the report can be obtained from the Sales Agent or from: <https://www.gov.uk/find-energy-certificate>.

VIEWING ARRANGEMENTS: Strictly by appointment with the Sales Agent, Martin & Co please call 01284 701511 to arrange a viewing.





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.