



**Crossways Culford Road, Ingham Bury St. Edmunds IP31 1NP**

**welcome to**

## **Crossways Culford Road, Ingham Bury St. Edmunds**

- Viewing strongly advised.
- Unconditional Planning.
- Development opportunity.
- Includes Detached Period Bungalow
- Village Setting

Tenure: Freehold EPC Rating: D

# £650,000

POTENTIAL DEVELOPMENT OPPORTUNITY- subject to planning consent and contract- In the heart of the village of Ingham.

The property has been in the same family for generations and provided a home to them (detached bungalow). The site consists of one detached bungalow with the adjoining land which has excellent planning potential. The property will be sold unconditionally.

The site sits in the heart off Ingham and sits within the development boundary off the village. The land is approximately circa 0.45 acres, with the detached bungalow sitting on the South end of the site. Ingham is a village located approximately 4 miles north of the historic market town of Bury St. Edmunds with its wide range of excellent shopping and transport facilities. The village itself benefits from a well thought of local public house, The Cadogan Arms, as well as a village post office and church.

This fantastic three bedroom detached bungalow in the sought after village of Ingham offers easy access to local road infrastructure and towns of Bury St Edmunds and Thetford. The living accommodation requires some modernisation.

Crossways Comprises:  
A detached bungalow with:  
Hallway  
Bathroom  
Lounge/Dining Kitchen area  
Bathroom WC  
Shower Room  
3 Bedrooms  
Entrance porch

**view this property online** [williamhbrown.co.uk/Property/BGS108971](http://williamhbrown.co.uk/Property/BGS108971)



**Property Ref:**  
BGS108971 - 0008

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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