



## AMICAL THE STREET HEPWORTH, IP22 2PS

£260,000  
FREEHOLD

Situated in the peaceful village of Hepworth, this link-detached bungalow offers plenty of potential for those looking to create a home to their own taste. In need of some updating and modernising, the property features three bedrooms and modern wet room, a good-sized sitting room/dining room and a fitted kitchen. There is also a separate utility/WC and garage which add to the practicality of the layout. Outside, there are gardens to both the front and rear which backs onto paddocks, a driveway offers off-road parking and access to the garage. This property is an ideal opportunity for buyers seeking a project in a desirable village setting.

allhomes



# AMICAL THE STREET

- Chain Free - In Need Of Modernising • Link Detached Bungalow • 3 Bedrooms & Modern Wet Room • Oil Fired Central Heating • Fitted Kitchen • Good Size Sitting Room/Dining Room • Generous Front Graden & Rear Garden • Garage & Driveway • Paddock Views To Rear • Step Inside Today With The Virtual Tour!



## Entrance Hall

Window to side and front enjoying plenty of natural light. Radiator.

## Sitting/Dining Room

Generous size room with open fireplace and feature surround. Radiator.

Archway opening into the dining area offering an entertaining space. Window to front and side. Radiator.

## Kitchen

A range of wall and base cupboard and drawer units with work tops over. Inset sink and drainer. Space for a full fridge freezer and whites goods. Integral electric oven and ceramic hob with extractor hood over. Window to rear and door into the connecting hall. Radiator.

## Wet Room

WC and wash basin. Shower area. Window to rear and radiator.

## Bedroom 1

Good size double room. Range of fitted bedroom furniture. Window to front. Radiator.

## Bedroom 2

Double room with built in wardrobes. Window to rear. Radiator.

## Bedroom 3

Window to front. Radiator.

## Connecting Inner Hall

Door to front and rear of the property. Coal shed storage.

## Shower/Utility Room

WC and wash basin vanity unit. Separate shower cubicle. Base level fitted cupboard and worktop over. Space for washing machine. Window to rear. Electric storage radiator.

## Outside

### Front Garden

The front of the property is enclosed by mature hedging and fencing. Driveway to the side of the home offering ample parking and leading to the garage. The remainder of the garden is laid to a large lawn area with a garden pond and established willow tree offering privacy.

### Rear Garden

Established garden laid mainly to lawn with a generous size patio seating area. Enclosed by hedging and fencing the garden features an apple tree and vegetable patch offering seasonal interest. gated access to paddock views. Shed for storage.





## AMICAL THE STREET







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E		
(21-38) F	36	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

EPC Rating: F Council Tax Band: C

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

allhomes  
28 Thurston Granary, Thurston  
Bury St Edmunds  
Suffolk  
IP33 3QU

01359 234444  
mail@allhomes.uk.com  
allhomes.uk.com

allhomes