



6 Wildmere Lane, Holywell Row
Bury St. Edmunds, Suffolk IP28 8LX
Offers In Excess Of £325,000

shires
residential

A rare opportunity to acquire a detached two/three bedroom bungalow requiring general updating and improvement, providing considerable scope and standing in gardens extending to approximately 0.6 acres, (subject to survey), situated in a rural position. Offered to the market with the benefit of no onward chain.

Part glazed door leads to:

ENTRANCE HALL

Doors to all principle rooms.

BEDROOM ONE

A double bedroom with radiator and window to front.

BEDROOM TWO

Radiator and window to side.

BEDROOM THREE/DINING ROOM

With brick fireplace. Radiator and window to front.

BATHROOM

White suite comprising cast iron bath, pedestal wash basin and low level WC. window to rear.

LOUNGE

Tiled fireplace and window to side and door to:

KITCHEN

A basic range of kitchen units, windows to either side. Pantry cupboard. Door to:

UTILITY/STORAGE AREA

With further door to:

REAR CONSERVATORY

With UPVC windows to three sides overlooking the garden. Part glazed door to side.

Adjacent to the conservatory door is access to:

EXTERNAL WC

OUTSIDE

The property is situated to the front right of the plot with formal gardens mainly to the front, side and rear. These are laid to lawn with a selection of mature shrubs and plants. Vehicle access is available from a lane to the left hand side of the property and this leads to off road parking for a number of cars. Beyond this is the brick garage (structurally deficient). The rear gardens are an extension of the lawned area formally a vegetable plot. At the far end there is a small woodland. The property adjoins agricultural land to the side and rear and with views over farmland to the front.

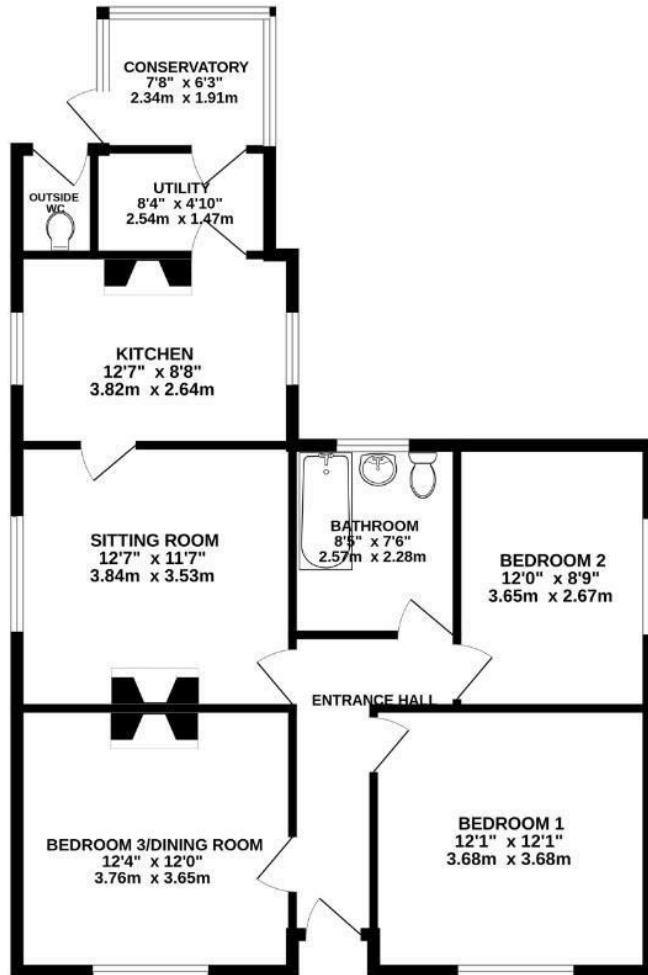


NOTE

The property is considered to provide scope for updating, improvement and extension and interested parties should satisfy themselves of any matters relevant to their interest in the property with the local authority.



GROUND FLOOR
875 sq.ft. (81.3 sq.m.) approx.



TOTAL FLOOR AREA : 875 sq.ft. (81.3 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			76
(55-68) D	58		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	