

DAVID
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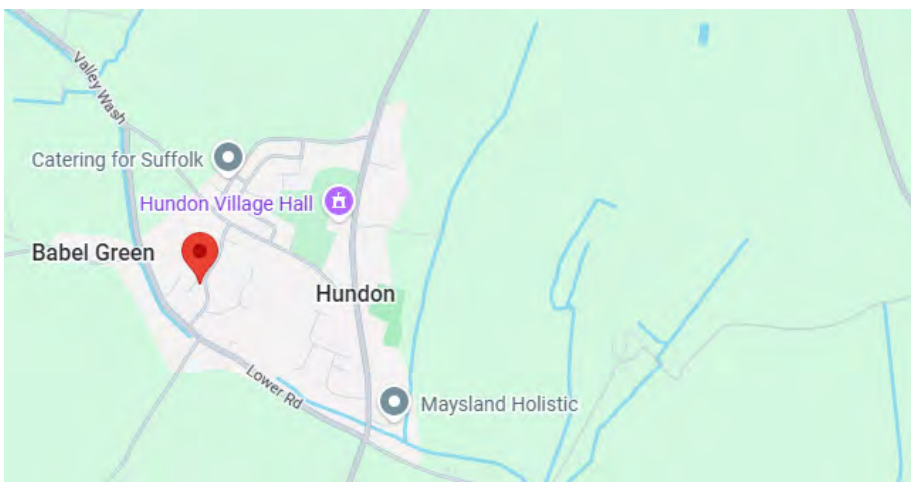
26 Galley Road

Hundon, Suffolk

26 Galley Road

Hundon, Suffolk CO10 8SA

This semi detached bungalow is situated in a quiet village location convenient for local amenities. The property offers spacious living accommodation to include two bedrooms, enclosed rear garden, off-road parking and garage.



- Quiet village location
- Convenient for amenities
- Two bedrooms
- Gardens
- Single garage

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Telephone 01787 277811
Email clare@davidburr.co.uk

INTERIOR

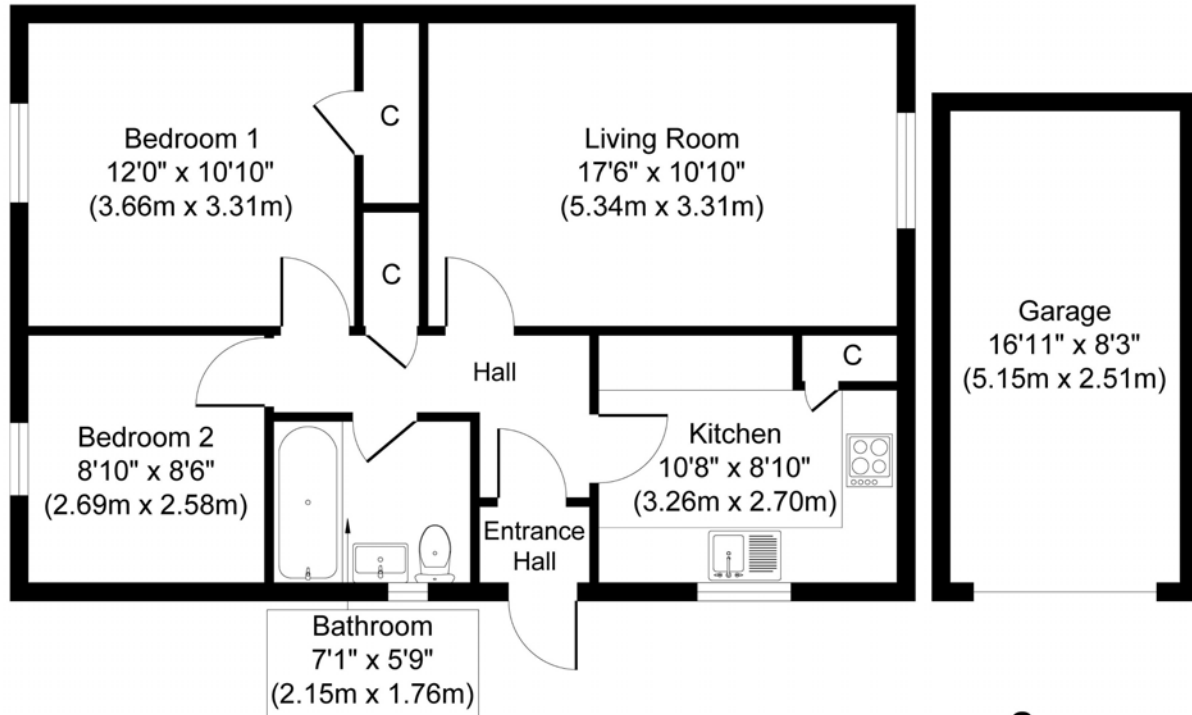
Entrance via side access into ENTRANCE LOBBY a useful space for storage of coats and shoes with door to HALLWAY with airing cupboard and doors leading to KITCHEN comprising a range of wall and base units under worktop with 1.5 bowl stainless steel sink. Appliances include an electric oven and washing machine, and there is space for a fridge and freezer. Extensively tiled walls. LIVING ROOM with window to the side. BEDROOM 1 with storage cupboard/wardrobe and window to the side. BEDROOM 2 with window to the back. BATHROOM comprehensively fitted with a paneled bath with shower over, WC and pedestal sink. Extensively tiled walls. The property benefits from new flooring throughout.



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Floorplan



Approximate Floor Area
624 sq. ft
(57.98 sq. m)

Garage
Approximate Floor Area
139 sq. ft
(12.92 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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Hundon, Suffolk

Hundon is a popular village offering a public house, parish church, village shop, and primary school. The historic small town of Clare is about 3½ miles to the south and provides a good range of everyday amenities, while Haverhill (7 miles) offers a wider election of shops and leisure facilities. For the commuter, access to Cambridge (22 miles), London Stansted Airport (around 40 minutes' drive) and the M11 corridor. There is a mainline rail station at Whittlesford Parkway (15 miles) and Audley End (19 miles) direct into London Liverpool Street.



Material Information

SERVICES: Mains water and mains drainage. Mains electricity connected. Gas fired heating. NOTE: None of these services have been tested by the agent.

LOCAL AUTHORITY: West Suffolk Council, West Suffolk House, Western Way, Bury St Edmunds, Suffolk IP33 3YU. Telephone: 01284 763233.

COUNCIL TAX BAND: C. £2,090.20 per annum.

PROPERTY POSTCODE: CO10 8SA.

TENURE: Freehold.

EPC RATING: C.:

CONSTRUCTION TYPE: Brick and block.

COMMUNICATION SERVICES: (Source Ofcom):

Broadband: Yes. Speed up to 20 mpbs download, up to 80 mpbs upload. Telephone Signal: Yes.

NOTE: David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or telephone services by visiting <https://checker.ofcom.org.uk/>

SUBSIDENCE HISTORY: None.

ASBESTOS/CLADDING: None known.

RESTRICTIONS ON USE OR COVENANTS: None known.

FLOOD RISK: None.

ACCESSIBILITY ADAPTIONS: None.

VIEWING: Strictly by prior appointment only through DAVID BURR.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract



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Bury St Edmunds
01284 725525
bury@davidburr.co.uk

Holiday lets
01787 888698
support@davidburrholidaylets.co.uk

Newmarket
01638 669035
newmarket@davidburr.co.uk

Castle Hedingham
01787 463404
hedingham@davidburr.co.uk

Leavenheath
01206 263007
leavenheath@davidburr.co.uk

Woolpit
01359 245245
woolpit@davidburr.co.uk

Clare
01787 277811
clare@davidburr.co.uk

Long Melford
01787 883144
melford@davidburr.co.uk

London SW1
0207 839 0888
london@davidburr.co.uk

davidburr.co.uk