



**118 Horringer Road,  
Bury St. Edmunds, Suffolk.**

**DAVID  
BURR**

# 118 HORRINGER ROAD, BURY ST. EDMUNDS, SUFFOLK. IP33 2DP

The Cathedral town of Bury St Edmunds lies in West Suffolk at the heart of East Anglia famous for its Benedictine Abbey. The town has extensive facilities and amenities to cater for all walks of life and has exceptional transport links. The A14 bypasses the town and links the Midlands with the East coast. London via the M11 is 60 miles. The railway station offers services to Cambridge, Norwich and Ipswich with connections for London. A commuter rail link is available at Stowmarket.

A rare opportunity to acquire a detached bungalow offering scope for renovation and enlargement (subject to the relevant permission) in a well-regarded residential address on the outskirts of Bury St. Edmunds with generous grounds amounting to **approximately 0.21 acres. NO ONWARD CHAIN.**

## **A detached bungalow in need of updating on the west side of Bury St. Edmunds.**

**ENTRANCE HALL:** With door to:-

**KITCHEN/BREAKFAST ROOM:** A spacious dual aspect room with windows to rear and side. Door to rear gardens and a range of fitted base units with worksurfaces over. There is a red brick chimney stack with shallow hearth and mantle surround. Spaces for various white goods and ample space for formal dining.

**SITTING ROOM:** With bay window to front aspect and open studwork leading to the:-

**DINING ROOM:** With French style double doors leading to the terrace abutting the rear of the property.

**UTILITY ROOM:** With further worksurfaces including a sink inset with drainer, also housing the boiler and window to rear aspect.

**BEDROOM 1:** A substantial double bedroom with integral shelved storage and window to front aspect.

**BEDROOM 2:** A double bedroom with window to front aspect.

**SHOWER ROOM:** With suite comprising WC, hand wash basin, shower with sliding doors and frosted window to rear.

**CLOAKROOM:** Comprising WC, hand wash basin and frosted window to rear.

### **Outside**

The grounds are among the most attractive features of the property with a substantial terraced abutting the rear of the property, ideal for outdoor dining and entertaining. There is a substantial **WORKSHOP** and a:-

**DETACHED GARAGE:** With door to front and personnel door to rear.

The remnants of the grounds are predominantly laid to lawn with a variety of specimen trees and hedges. In the rear gardens there is a large area of lawn with a variety of specimen shrubs and trees and there is ample **OFF-ROAD PARKING** for a number of vehicles.

**In all about 0.21 acres.**

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**SERVICES:** Main drainage, water and electricity are connected. Gas fired heating. **NOTE:** None of these services have been tested by the agent.

**LOCAL AUTHORITY:** West Suffolk Council: 01284 763233. Council Tax Band: D - £2,184.87 – 2025/26.

**EPC RATING:** Awaiting report.

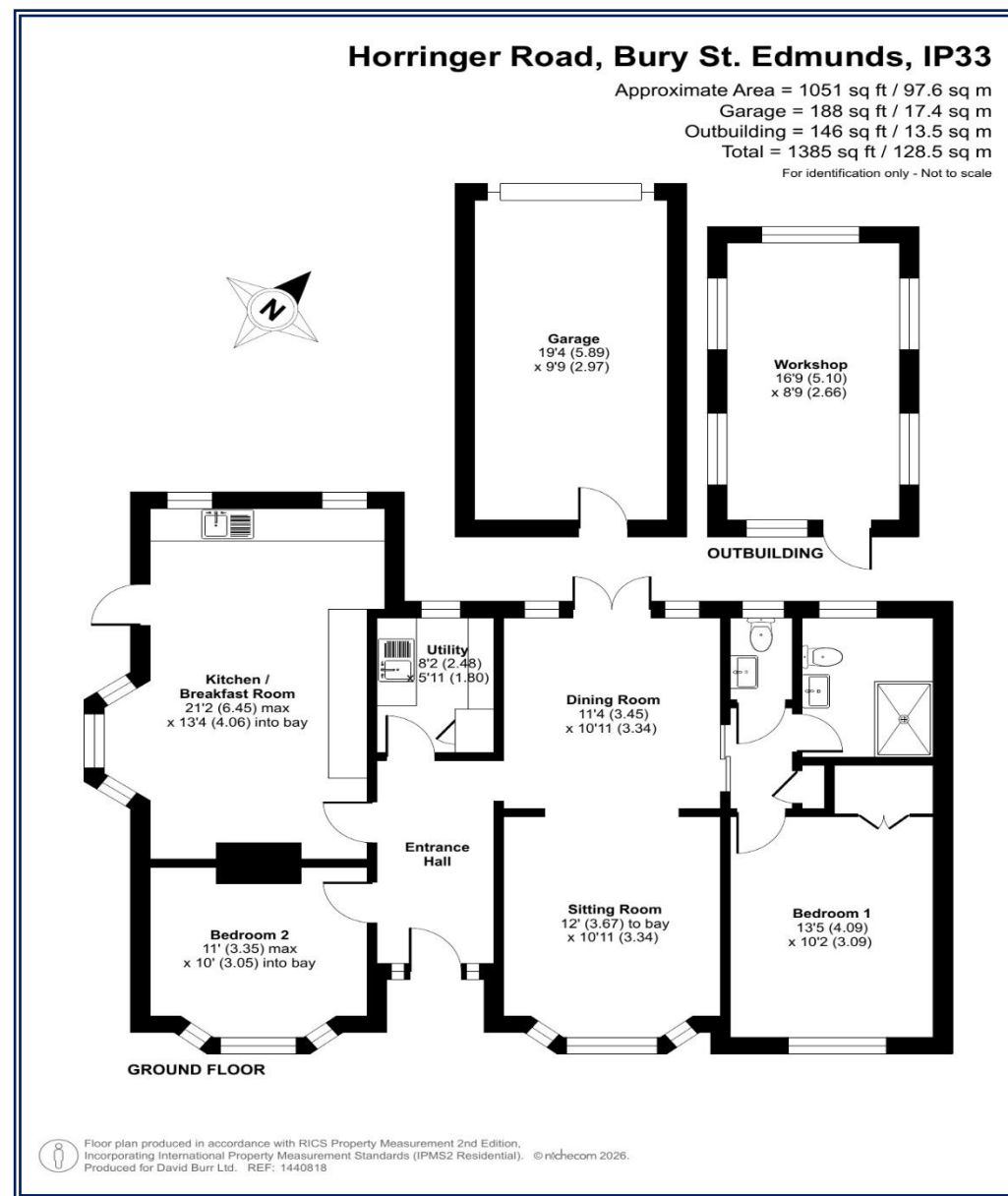
**BROADBAND SPEED:** Up to 1800 Mbps (source Ofcom).

**MOBILE COVERAGE:** EE, 02, Three and Vodafone – good outdoor, variable in-home. (Source Ofcom). **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 phone services by visiting <https://checker.ofcom.org.uk/>.

**WHAT3WORDS:** ///political.crate.volcano.

**VIEWING:** Strictly by prior appointment only through DAVID BURR Bury St. Edmunds 01284 725525.

**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 whatever 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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Newmarket 01638 669035 Long Melford 01787 883144 London 020 78390888 Linton & Villages 01440 784346

