



Mouse Lane, Rougham, Suffolk, IP30 9JB

MARK · EWIN
BURY ST EDMUNDS

Mouse Lane, Rougham, Bury St. Edmunds, Suffolk, IP30 9JB

A three-bedroom semi-detached house with a conservatory and garage, situated on Mouse Lane in Rougham.

The property offers accommodation arranged over two floors, with the ground floor providing an entrance hall, kitchen, conservatory and open plan sitting room / dining area with double doors leading to the garden.

The first floor comprises of three bedrooms and a family bathroom with bath and shower.

Outside, the rear garden is mainly laid to patio with a lawn area, enjoying impressive rural views, and benefits from an attached garage and additional storage area.

Additional Information

Tenure: Freehold

Council Tax Band: C

Mobile Coverage: EE and O2 offer good outdoor and in-home coverage, Vodafone offers good outdoor coverage with variable in-home coverage, and Three offers variable outdoor coverage in this area (Source: Ofcom)

Broadband: Standard, Superfast & Ultrafast are available in this area (Source: Ofcom)

Services: Mains Gas, Electric, Water and Drainage. Heating offered via Gas Central Heating.

(Please note that none of these services have been tested by the selling agent.



Directions

Leave Bury St Edmunds on the A14 towards Ipswich and take the slip road sign posted Great Barton/Ravenwood Hall. At the junction turn left and at the next junction turn left again. Then take the next right into Mouse Lane.

Location

Rougham is a popular Suffolk village located just east of Bury St Edmunds, offering an appealing mix of rural surroundings and convenient access to the town's excellent range of amenities, schooling, and leisure facilities. The village enjoys a public house, shop/post office and sports hall and is well known for Blackthorpe Barn, a popular local destination offering seasonal events, crafts, and shopping. With excellent access to the A14 and surrounding countryside, Rougham is a sought-after location for those seeking village living within easy reach of town and transport links.

Accommodation:

Entrance 13' 10" x 6' 9" (4.21m x 2.06m)

Kitchen 12' 10" x 7' 10" (3.91m x 2.39m)

Sitting Room 13' 10" x 10' 9" (4.21m x 3.27m)

Dining area 13' 2" x 9' 8" (4.01m x 2.94m)

Conservatory 8' 1" x 16' 10" (2.46m x 5.13m)

Landing 11' 5" x 7' 11" (3.48m x 2.41m)

Bedroom 13' 10" x 10' 4" (4.21m x 3.15m)

Bedroom 12' 11" x 9' 6" (3.93m x 2.89m)

Bathroom 6' 2" x 7' 11" (1.88m x 2.41m)

Garage 18' 2" x 7' 10" (5.53m x 2.39m)

Storage 18' 4" x 5' 4" (5.58m x 1.62m)

Bedroom 8' 10" x 7' 1" (2.69m x 2.16m)

Additional Information:

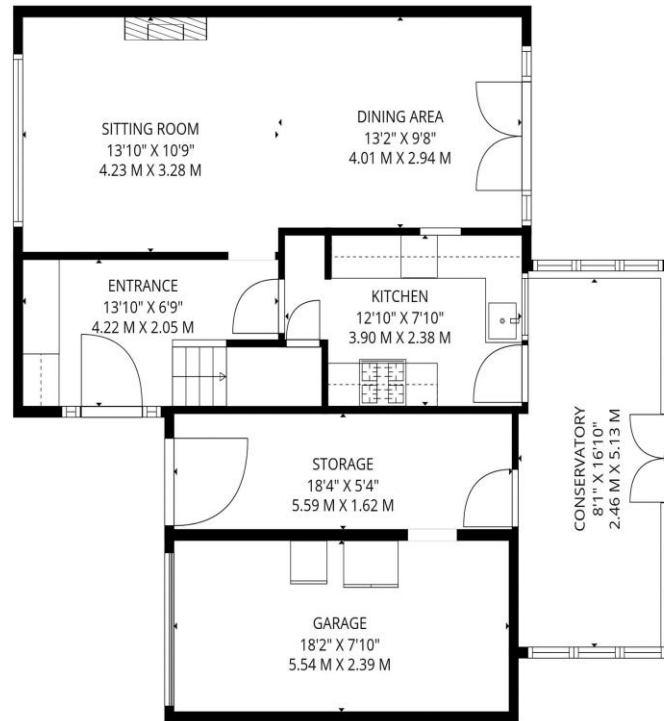
Council Tax Band: C

EPC Rating: C

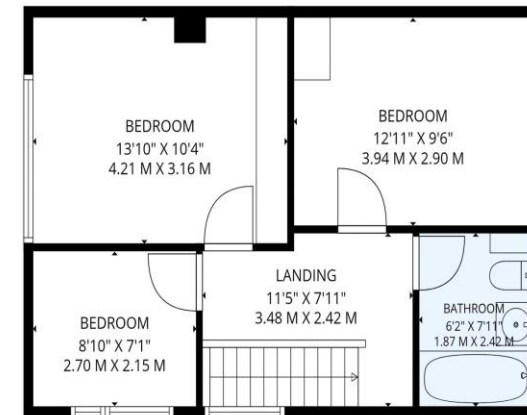
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Guide Price £280,000
Freehold





GROUND FLOOR



FIRST FLOOR

All Measurements Are Approximate, This Floor Plan is a Guide Only, Produced By Dcgp.



MONEY LAUNDERING REGULATIONS 2003: Purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

PLEASE NOTE: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the Agents.

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