



Lawshall Row, Lawshall, Suffolk, IP29 4FH

**MARK · EWIN**  
BURY ST EDMUNDS

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**RENOVATION OPPORTUNITY.** Situated in the village of Lawshall is this two-bedroom, detached bungalow with off-road parking and a double garage.

The accommodation includes an entrance hall, sitting room, kitchen/dining room, two bedrooms, a bathroom and garden room. The property also benefits from a study and separate WC off the rear hallway.

Outside, the front garden is laid to lawn with off-road parking leading to a double garage. To the rear, there is a good-size garden which is laid to lawn.

Agents note: There is currently no working heating system at this property.

#### Additional Information

Tenure: Freehold

Mobile Coverage: EE, O2, Three & Vodafone are available in this area but variable.

(Source Ofcom)

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

Services: We understand the property to be on Mains Electric, Water & Drainage.

Heating system is currently out of order.

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



#### Directions

Travelling South along with A134 towards Sudbury, take the turning for Lawshall, continue along this road passing through Lawshall village along Bury Road. Bear left onto Lawshall Row where the property can be found on the right.

#### Location

Lawshall is situated approximately 8 miles from Bury St Edmunds and 10 miles from Sudbury and offers a church, primary school and Public House. The historic market town of Bury St Edmunds provides an excellent range of schooling, shopping, cultural and recreational facilities. There is good access to the A14 dual carriageway linking the east coast ports, Cambridge and London via the M11 motorway.

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**Accommodation:**

Entrance Hall 6' 4" x 15' 3" (1.94m reducing to 1.10m x 4.65m reducing to 1.22m)

Sitting Room 10' 10" x 16' 1" (3.31m x 4.91m)

Kitchen 8' 0" x 9' 0" (2.45m x 2.74m)

Dining Room 10' 11" x 10' 6" (3.33m x 3.19m)

Study 6' 1" x 7' 8" (1.86m x 2.34m)

Cloakroom 2' 6" x 4' 4" (0.76m x 1.33m)

Bedroom 13' 5" x 8' 11" (4.09m x 2.72m)

Bedroom 10' 6" x 10' 10" (3.19m x 3.30m)

Bathroom 6' 6" x 6' 7" (1.97m x 2.01m)

Garden Room 6' 3" x 9' 2" (1.90m x 2.80m)



**Additional Information:**

Council Tax Band: D

EPC Rating:

Tenure: Freehold

**Offers In Excess Of £240,000  
Freehold**



## GROUND FLOOR



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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**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.

[www.markewin.co.uk](http://www.markewin.co.uk)

01284 217530 team@markewin.co.uk

77 St Johns Street, Bury St Edmunds

Suffolk, IP33 1SQ

