



GREENE ROAD, BURY ST EDMUNDS IP33 3HG

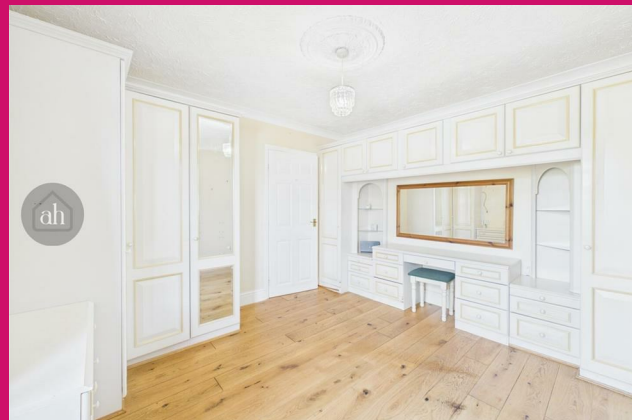
£425,000
FREEHOLD

Offered for sale with no onward chain, this detached three-bedroom bungalow is ideally situated on the sought-after west side of Bury St Edmunds, within walking distance of local shops and amenities. Offering versatile and well-presented accommodation, the property features a bright sitting room, separate dining room, stylish modern kitchen with utility room, recently upgraded wet room and separate cloakroom. Outside, the low-maintenance garden wraps around the property with gated access to both sides, while the front provides ample off-road parking and a garage with an electric up-and-over door. An excellent opportunity for those seeking convenient single-storey living in a desirable location.

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GREENE ROAD

- Chain Free Detached Bungalow • Popular West Side Of Bury St Edmunds • Three Bedrooms • Gas Fired Central Heating • Modern Kitchen & Separate Utility Room • Dining Room • Bright Well Proportioned Sitting Room • Wrap Around Low Maintenance Garden • Ample Off Road Parking & Detached Garage • Take A Look At Our 3D Virtual Tour



Entrance Hallway

Entrance hall way with airing cupboard and storage cupboard. Radiator.

Kitchen

Modern well equipped kitchen with range of base, wall and drawer units with worktops over. Fitted eye level double oven, hob with extractor fan over, inset sink and drainer and integrated dishwasher. Space for American fridge freezer. Window to side. Radiator.

Utility Room

Base level units with work top over and inset sink and drainer. Space for washing machine and tumble dryer with work top over. Window and door to side. Radiator.

Dining Room

Good size dining room with window to side and French doors to rear. Radiator.

Sitting room

Lovely bright room with dual aspect windows to rear and side. French doors to side onto the rear garden. Feature brick fire surround with electric imitation log burner. Two radiators.

Bedroom 1

Lovely double room with range of fitted wardrobes and bedroom furniture. Window to rear. Radiator.

Bedroom 2

Double room with fitted wardrobe. Window to front. Radiator.

Bedroom 3

Window to front. Radiator.

Wet Room

Modern wet room with WC, wash hand basin and shower. Window to side. Heated towel rail.

Cloakroom

WC and wash hand basin. Window to side. Radiator.

Outside

Front Garden

Walled frontage with resin drive way offering ample parking. Single Garage.

Rear Garden

Low maintenance garden laid to patio with wheel chair access in mind. Raised shingle areas and shrub borders. Gated access to front on both sides.

Garage

Electric roller door with power and light.

Agents Note

Solid oak flooring in Hallway, Bedrooms, Dining Room and Sitting Room.

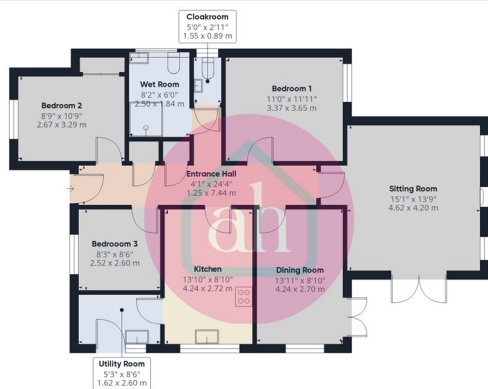
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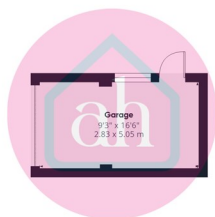


GREENE ROAD





Ground Floor Building 1



Ground Floor Building 2

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Approximate total area¹⁾

1176 ft²

109.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

EPC Rating: D Council Tax Band: D

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