



6 Peasecroft Road, Ixworth,  
Bury St. Edmunds, Suffolk, IP31 2EZ

This 3 bedroom terrace requires complete modernisation and refurbishment making it something of a blank canvas.

The house, which is being sold with NO UPWARD CHAIN, is located close to the well-served village centre of Ixworth and has a surprisingly large garden to the rear.

- Terraced home requiring refurbishment
- Occupying an established village setting
- Hall, sitting room, kitchen. 3 bedrooms, bathroom
- Wooden sealed unit glazing, part gas central heating
- Large rear gardens. CHAIN FREE

Guide Price £180,000





## General Information

The property occupies an established setting close to the village centre. Ixworth has many local amenities including shops, doctors' surgery, police and fire stations, a library, 2 schools, a village hall, and a church. The property is located only 7 miles from the historic market town of Bury St Edmunds, which offers a wide range of shopping, leisure and cultural facilities. Cambridge and Ipswich are 35 and 23 miles away respectively.

As previously mentioned the property will require full modernisation and is being sold with the benefit of having NO UPWARD CHAIN

On the ground floor: The entrance hall gives access to a dual aspect sitting room and the kitchen which has a large pantry cupboard. On the first floor: A landing area leads to all 3 bedrooms and the bathroom.

The house has wooden sealed unit windows. There has been a gas fired central heating system in place, however, buyers should note that whilst there is still a boiler and radiators in place, there is currently no gas meter installed and therefore the gas can not be connected until this is back in place.- this also means that the system can not be tested prior to purchase.

### Outside

There is no parking currently associated with the house although there may be potential to make a driveway on the area of the front gardens subject to consent.

The rear gardens are somewhat larger than you might expect as they also extend to the rear of the neighbouring property. The gardens which include 2 brick outbuildings will require relandscaping.

### Directions

Leave Bury St. Edmunds on the A143 toward Diss. Continue through Great Barton and on to Ixworth. On reaching the first roundabout, turn first left into Stow Road. At the T-junction turn right into the High Street. Take the 2nd left hand turning into Thetford Road when Peasecroft Road will be seen on the right hand side. The property is on the left marked by our For Sale board.

## Entrance Hall

Sitting Room 15'5 x 10'11 (4.70m x 3.33m)

Kitchen 12'7 max, 9'5 min x 10'11 (3.84m max, 2.87m min x 3.33m)

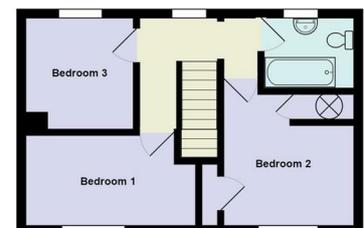
Pantry

Bedroom 1 12'6 x 6'8 (3.81m x 2.03m)

Bedroom 2 9'10 x 9'5 (3.00m x 2.87m)

Bedroom 3 8'4 x 7'10 (2.54m x 2.39m)

Bathroom 6'8 x 5'4 (2.03m x 1.63m)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	