



## 46 Hervey Road, Bury St. Edmunds, IP33 2DW

**SUPERB SETTING, LOTS OF POTENTIAL** – This spacious detached bungalow occupies a much sought after location and is set within large established gardens, which back onto the River Linnet.

The bungalow, which will require elements of updating, is something of a 'blank canvas' and could either be modernised to become a truly lovely bungalow or perhaps as the starting point of your own 'Grand Design'.

- Extended detached bungalow built in the 1950's
- Occupying a popular and well served location
- Reception hall, sitting room, dining room, kitchen
- 3 Good sized bedrooms, bathroom, cloakroom
- Gas fired central heating, uPVC sealed unit glazing
- Large established gardens, garage, ample parking

**Guide Price £475,000**







## General Information

The bungalow is located within an established residential location, on the favoured western outskirts of the town and in an area where properties rarely become available. There is a parade of shops within easy walking distance and the town centre is around 1 mile away. Bury St. Edmunds provides an excellent range of educational, recreational and shopping facilities. The A14 provides a fast route to Ipswich and Cambridge.

The property is understood to have been built in the 1950's and has been owned since then by the same family – testament if needed as to what a lovely bungalow it has been to live in.

Over the years, the property has been extended and updated, but would now benefit from further modernisation, making it perfect for anyone wanting to put their 'own stamp' on a property, whilst significantly improving its value.

It is worth noting that the property has been rewired in the past and includes uPVC sealed unit glazing and gas-fired central heating with a modern Worcester combination boiler, so we believe that most refurbishment would be purely on a cosmetic level.

The reception hall is large enough to provide a study area and gives access to an inner hallway. The sitting room has a gas flame effect fireplace and a large picture window overlooking the front gardens. There is a separate dining room which gives access to the extended kitchen with side porch.

There are 3 bedrooms, including 1 with an en suite cloakroom. Finally the bathroom also has a hatch leading into the loft area which we understand is of a good size and could be suited to conversion (Subject to consent).

### Outside

The property is set back from the road behind brick walling. The front gardens are laid mainly to lawn. A driveway provides parking for a number of cars and leads up to a prefabricated garage. The rear gardens are of a very generous size and afford an excellent degree of privacy and seclusion. They are laid to lawn and are planted with a variety of mature shrubs and trees.

### COUNCIL TAX – BAND D

### Directions:

From the town centre proceed along Westgate Street, crossing over the roundabout with Parkway into Out Westgate. At the traffic lights continue straight over into Horringer Road. Continue up the hill, eventually turning right into Bristol Road then right again into Hervey Road. The property will then eventually be seen on the right hand side marked by our for sale board.

Reception Hall 13'10 x 7'10 (4.22m x 2.39m)  
 Sitting Room 12'10 x 11'11 (3.91m x 3.63m)  
 Dining Room 10'0 x 9'8 (3.05m x 2.95m)  
 Kitchen 14'0 x 8'10 max 6'9 min (4.27m x 2.69m max 2.06m min)  
 Bathroom 6'0 x 5'10 (1.83m x 1.78m)  
 Bedroom 1 13'10 x 11'11 (4.22m x 3.63m)  
 Bedroom 2 12'11 x 10'4 max (3.94m x 3.15m max)  
 Bedroom 3 9'6 x 10'10 max 8'2 min (2.90m x 3.30m max 2.49m min)  
 With Cloakroom  
 Pre-fabricated garage  
 Gardens



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B		67	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	







