

DAVID
BURR

**NEREBY, LAWSHALL, BURY ST EDMUNDS,
SUFFOLK, IP29 4PJ**



Lawshall is a large, rural parish, about 8 miles south of the Cathedral town of Bury St Edmunds and some 9 miles north of the market town of Sudbury with its commuter rail link to London Liverpool Street. The village has a pub, shop, primary school, 3 churches and a number of thriving societies.

This detached bungalow occupies a lovely position with field views in one of the areas most favoured villages. The property is of pre-fabricated construction and as such is only suitable for **CASH PURCHASERS**.

A detached bungalow is a well-regarded Suffolk village.

Guide £175,000

LONG MELFORD (01787) 883144

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A bevelled door opens to:

Outside

ENTRANCE VESTIBULE: Door to:

ENTRANCE HALL: Door to:

SITTING ROOM: (4.04m x 3.76m) **13'3" x 12'4"**
With views over the garden. Open fireplace with moulded wood surround, tiled slips and hearth.



The property has the benefit of a **GARAGE** and **OFF-ROAD PARKING**. There is one of the properties most attractive features and incorporates Rose beds, fruit trees and abuts fields to provide far reaching views.



AGENTS NOTE

KITCHEN/BREAKFAST ROOM: (3.73m x 2.77m) **12'3" x 9'1"** With double doors opening to the garden and finished with a range of fitted units, display shelving and worktops incorporating a single drainer sink unit, vegetable drainer and mixer tap over. Plumbing for washing machine and integrated appliances including fridge-freezer, electric double oven and four ring hob.



The construction of this property means it is only suitable for cash purchasers.

SERVICES: Main water, drainage and electricity are connected. Electric heating to radiators. **NOTE:** None of the services have been tested by the agent.

LOCAL AUTHORITY: Babergh District Council, Corks Lane, Hadleigh, IPSWICH, Suffolk IP7 6SJ (01473 822801)

VIEWING: Strictly by prior appointment only through DAVID BURR.

Lean to: (3.91m x 2.03m) **12'10" x 6'8"** A modest yet useful addition with doors opening to the garden and a storage area.

BEDROOM 1: (3.71m x 3.25m) **12'2" x 10'8"**

BEDROOM 2: (3.3m x 2.79m) **10'9" x 9'1"**

BATHROOM: Bath with electric shower over, WC and wash hand basin.

