



Pigeon Lane, Fornham All Saints, Bury St. Edmunds, Suffolk, IP28 6JP

MARK · EWIN
BURY ST EDMUNDS

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A beautifully renovated and well-presented two-bedroom semi-detached bungalow in the popular village of Fornham All Saints.

The property offers an inviting entrance hall which in turn leads to the tastefully decorated open plan sitting/dining area with french doors leading into the rear garden. There is a modern, well-appointed kitchen with eye and base level units, an oven and hob. There are two bedrooms and a stylish shower room.

The enclosed rear garden, bordered by fencing, features a lawn, paved patio area and is complemented by a convenient workshop.

To the front, a driveway bordered by shrubs provides ample off-road parking.

Additional Information:

Tenure: Freehold

EPC Rating: E

Council Tax Band: B

Services: Mains Gas, Electric, Water and Drainage. Heating offered via gas central heating. (Please note that none of these services have been tested by the selling agent.)



Directions

Leaving Bury St Edmunds along Fornham Road and continue onto Mildenhall Road. Follow this road out of Bury St Edmunds and take a right turn at the double mini roundabout into the village of Fornham All Saints. Head toward the church and turn right onto Pigeon Lane where the property can be found marked with our board.

Location

The village of Fornham All Saints has a local village/ farm shop, church and a well served 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 13' 0" x 4' 0" (3.95m x 1.22m)

Sitting Room 10' 11" x 11' 7" (3.32m x 3.52m)

Dining Area 12' 6" x 7' 8" (3.82m x 2.34m)

Kitchen 10' 11" x 7' 3" (3.34m x 2.21m)

Bedroom One 11' 8" x 10' 1" (3.56m x 3.08m)

Bedroom Two 9' 7" x 9' 3" (2.91m x 2.82m)

Shower Room 6' 6" x 4' 7" (1.97m x 1.40m)

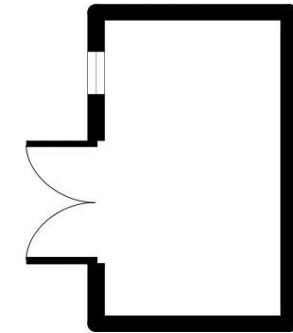
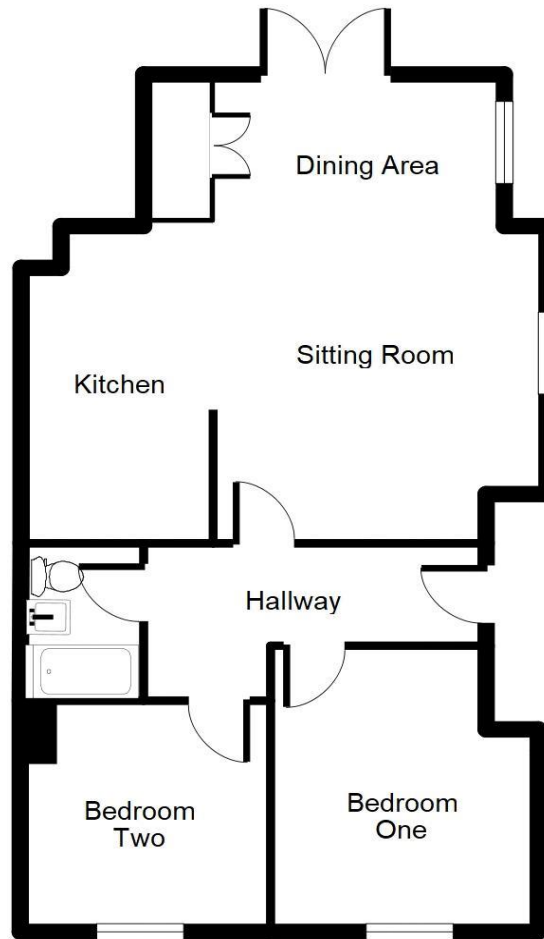
Workshop 21' 2" x 7' 3" (6.44m x 2.22m)

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Offers Over £290,000
Freehold





Workshop
(Not drawn to scale or location)

For identification only -Not to scale
(c) Visual Floor Planner

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.

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