



## GOUGH PLACE, IXWORTH, IP31 2ES

£220,000  
FREEHOLD

Situated in the highly sought-after village of Ixworth, this semi-detached bungalow is situated in a peaceful cul-de-sac. The home presents spacious and comfortable living areas, ready for your personal touch and modernisation. Step inside to discover a generous sitting room and a well-appointed kitchen. Featuring two double bedrooms all conveniently served by a well-located bathroom. Outside, you will find a driveway leading to the garage, providing ample parking and storage. The property further benefits by front and rear gardens, offering outdoor spaces.

With its prime location close to local village amenities, this bungalow is a great opportunity not to be missed. Viewing is highly recommended!

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# GOUGH PLACE

- No Onward Chain
- Two Bedroom Semi-Detached Bungalow
- Garage & Driveway Parking
- Gas Fired Central Heating
- Two Double Bedrooms
- Well Appointed Kitchen
- Within Walking Distance To Local Amenities
- Front & Rear Gardens
- Quiet Cul De Sac Location
- Step Inside Today With Our 360 Virtual Tour!



## Entrance Hall

Storage cupboard, loft access and radiator.

## Sitting Room

Well proportioned room with fireplace and surround. Window to rear and radiator.

## Kitchen

A range of wall and base cupboard and drawer units with work tops over. Inset sink and drainer. Space for washing machine, free standing oven and fridge. Window to side and door accessing the rear garden. Storage cupboard housing the boiler and radiator.

## Bedroom 1

Double room with window to front and radiator.

## Bedroom 2

Double room with window to front and radiator.

## Bathroom

WC and wash basin. Bath with shower head over. Window to side and radiator.

## Outside

### Front Garden

Front garden has a paved driveway offering ample off-road parking leading to the garage. Established shrub and hedge beds and paved area.

### Rear Garden

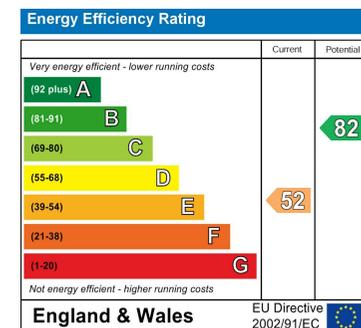
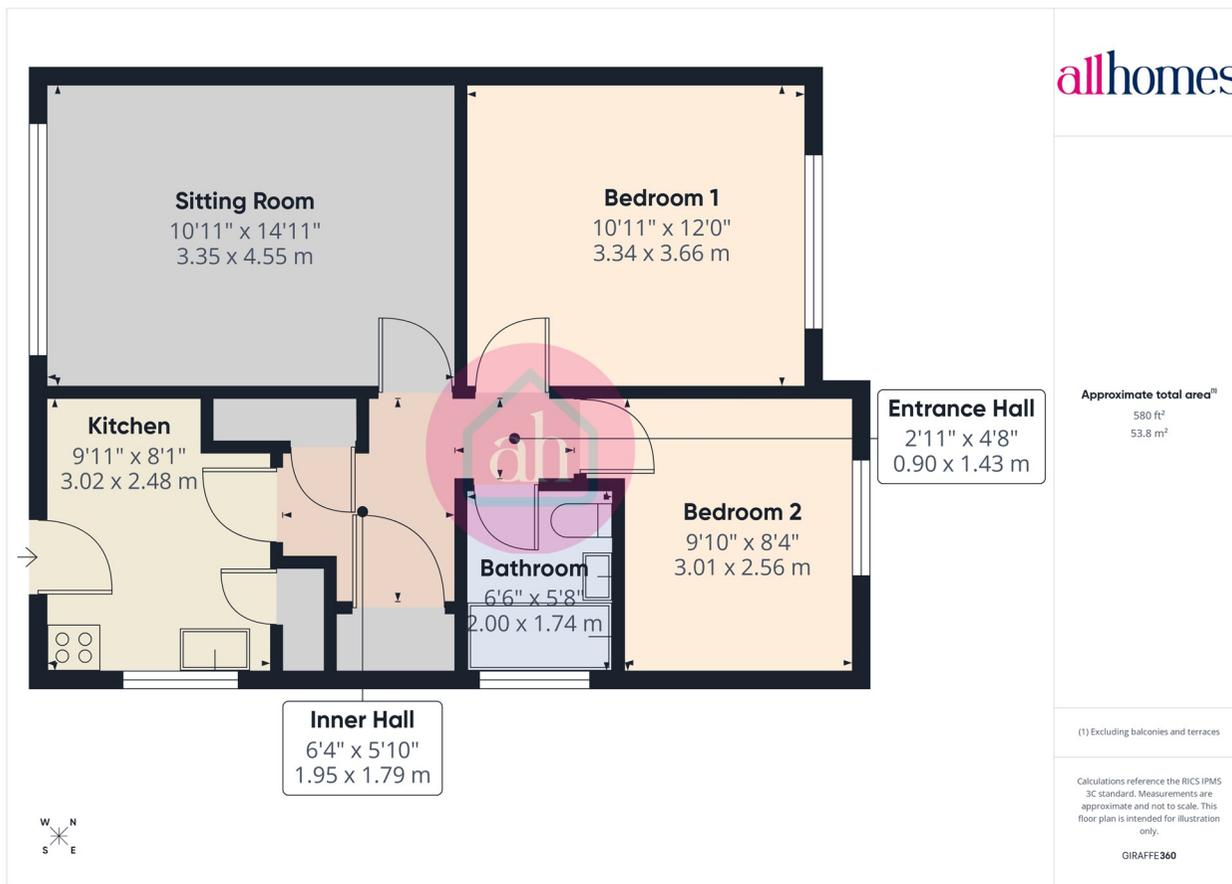
Fully enclosed rear garden, paved patio area and the remainder of the garden is laid to lawn.

### Garage

Up and over door.

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**EPC Rating: E Council Tax Band: B**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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