



## QUAKER LANE BARDWELL IP31 1AJ

£150,000  
FREEHOLD

Located in the sought-after Suffolk village of Bardwell, this two bedroom semi-detached bungalow offers an excellent opportunity for those looking to create a home to their own taste. In need of modernisation, the property is ideal for buyers wanting a project, while benefitting from key improvements already in place.

Outside, the property boasts a generous garden, providing ample space for landscaping, entertaining, or potential extension (subject to planning permission).

Situated in the heart of a picturesque village with a strong sense of community, local amenities include a village shop, two pubs and beautiful countryside walks. The property also benefits from excellent road links to Bury St Edmunds and surrounding towns.

**allhomes**



# QUAKER LANE

• NO ONWARD CHAIN! • Two Bedroom Semi-Detached Bungalow • Set On A Large Corner Plot • Gas Fired Central Heating • Newly Installed Boiler • Project Property Scope to Modernise & Improve • Communal Parking Area • Recently Updated Electrics 2023 • Popular Village Location • Step Inside Today With Our 360 Virtual Tour!



## Entrance Hall

Electric consumer unit. Loft access and radiator.

## Sitting Room

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

## Kitchen

A range of wall and base cupboard and drawer units with worktops over. Inset sink and drainer. Space for washing machine, dishwasher and free standing oven with extractor hood over. Newly installed boiler. Tiled flooring and window to front.

## Utility Room

Two units and one tall unit. Window to side and door to the rear garden. Tiled flooring. Radiator.

## Bedroom 1

Double room with built in wardrobe. Window to front. Radiator.

## Bedroom 2

Airing cupboard. Window to rear. Radiator.

## Bathroom

WC and wash basin vanity unit. Bath with

shower attachment over. Tiled flooring and window to side. Radiator.

## Outside

### Front Garden

The front garden is laid manily to lawn with some seasonal trees. Gated access and a pathway to the front door.

### Rear Garden

A generous size rear garden enclosed by fencing. Laid mainly to lawn and bordered by mature trees throughout offering privacy. Shed for storage. Gated access to the front. Communal parking area to front of property.

### Agent's Note

The property has a felt roof.

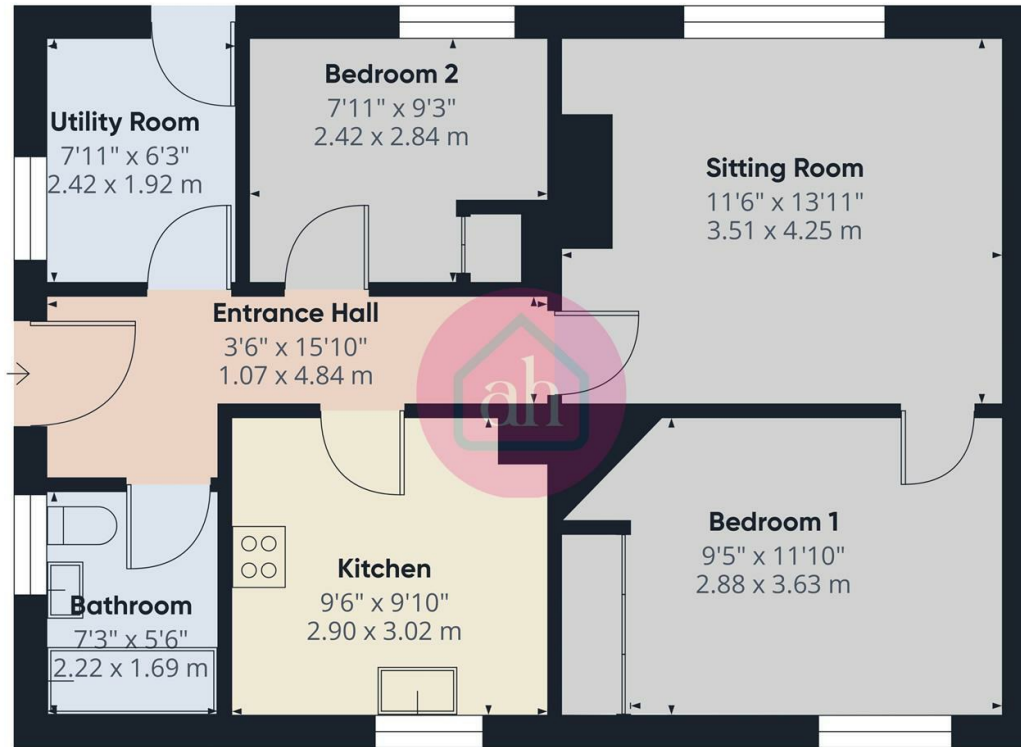




## QUAKER LANE







Approximate total area<sup>m</sup>  
611 ft<sup>2</sup>  
56.7 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(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	

EPC Rating: D 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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