



The Green  
Rougham IP30 9JP  
Guide Price £175,000 Freehold

**MaxwellBrown**

Independent Property Agents

Fronting a quiet private shared road, in a delightful rural location about 5 miles east of the historic town of Bury St Edmunds, this detached unmodernised, timber framed bungalow offers the ideal opportunity for renovation, rebuilding or replacing the existing property with a new build. No planning permission is currently in place therefore prospective purchasers are advised to make their own enquiries with West Suffolk Council.



# The Green, Rougham, Bury St Edmunds IP30 9JP

Part glazed side door to:

## Kitchen:

Fitted units comprising inset single drainer stainless steel sink unit, electric water heater over, LPG gas hob, worktops with cupboards and space under built-in single oven, eye level units, radiator, window to rear ,

Doors to:

## Shower room:

Fitted with a white suite of low level WC, pedestal hand basin, shower cubicle with electric shower, radiator, double aspect windows to side & rear.

## Hall:

With access to loft, radiator, doors to:

## Bedroom 1:

Radiator, double glazed window to front.

## Bedroom 2:

Radiator, glazed door to:

## Lean to Conservatory

Single glazed aluminium frame and sliding doors to rear.

## Outside:

There is an external oil fired boiler serving central heating.

The gardens surround the property, mainly laid to lawn with mature apple and magnolia trees, with concrete paths and patio area, shingle hard standing area and a detached single garage of asbestos construction.

The plot has a frontage of approx. 77'6" (23.6m) and a rear width of 69'(21m). The depth of the plot is approx. 57'6" (17.5m)

## Services:

We understand from the vendors that mains water, electricity and drainage are connected to the property.

## Council Tax:

Band C West Suffolk Council

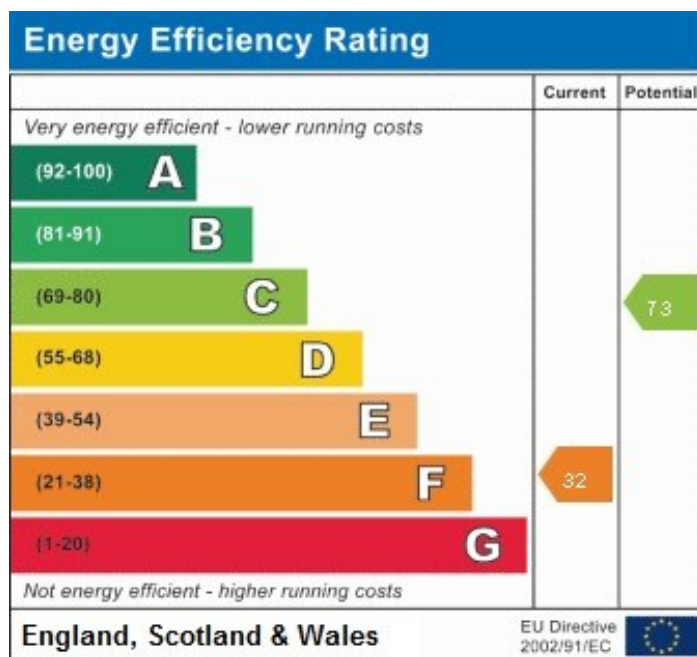
## Broadband availability

Download speeds

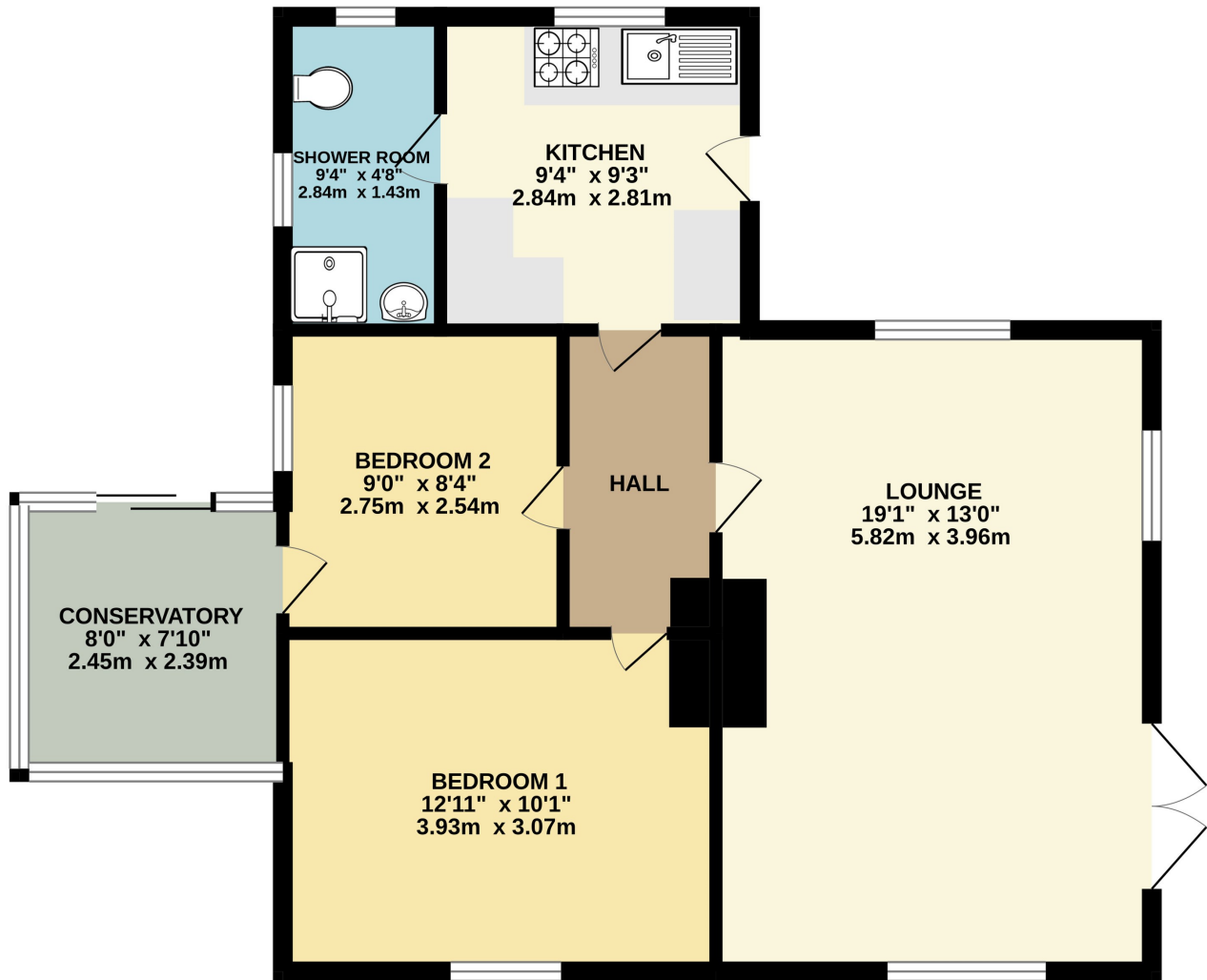
Standard 3Mbps

Superfast 55Mbps

Information taken from Ofcom.



GROUND FLOOR  
677 sq.ft. (62.9 sq.m.) approx.



TOTAL FLOOR AREA : 677 sq.ft. (62.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

