



Melford Road, Lawshall, Suffolk, IP29 4PX

MARK · EWIN
BURY ST EDMUNDS

Melford Road, Lawshall, Suffolk, IP29 4PX

CASH BUYERS ONLY. A rare investment and redevelopment opportunity located in the village of Lawshall.

This detached four-bedroom bungalow situated within grounds extending to approximately 1.8 acres. The property offers significant potential and is now in need of comprehensive updating and improvement. Subject to the necessary consents, the site may represent an opportunity for redevelopment or substantial alteration.

The existing accommodation comprises four bedrooms, sitting room, kitchen, utility and bathroom.

Outside, the grounds extend to approximately 1.8 acres and include gardens, garaging and a barn.

Viewings are strictly by appointment.

Please note: The property is not mortgageable in its current condition and is therefore available to cash buyers only.

There has also been a planning application request submitted on the field opposite, details can be found on the planning portal, reference DC25/03831.

Additional Information

Tenure: Freehold

Mobile Coverage: EE, O2, Three & Vodafone are listed as 'likely' in this area. (Source Ofcom)

Broadband: Standard & Superfast are available in this area. (Source Ofcom)

Services: Mains Electric, Water and Drainage. Heating is currently not in working order. (Please note that none of these services have been tested by the selling agent.)



Directions

Travelling south from Bury St Edmunds along the A134 towards Sudbury, take the turning signposted for Lawshall. Continue along this road into the village, passing through Lawshall and heading towards Harrow Green. Proceed onto Melford Road, where The property will be found on the right-hand side.

Location

Lawshall is situated approximately 8 miles from Bury St Edmunds and 10 miles from Sudbury and offers a church, primary school and 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:

Hall 5' 11" x 15' 11" (1.80m x 4.85m)

Bedroom 9' 4" x 9' 7" (2.85m x 2.91m)

Bedroom 10' 8" x 15' 11" (3.26m x 4.85m)

Sitting Room 15' 7" x 16' 4" (4.75m x 4.99m)

Kitchen 14' 8" x 16' 5" (4.47m x 5m)

Utility 6' 5" x 12' 1" (1.96m x 3.69m)

Hall 3' 2" x 4' 0" (0.96m x 1.21m)

Bedroom 11' 5" x 12' 1" (3.47m x 3.68m)

Bedroom 12' 0" x 12' 0" (3.67m x 3.67m)

Front & Rear Gardens

Garage & Barn

Additional Information:

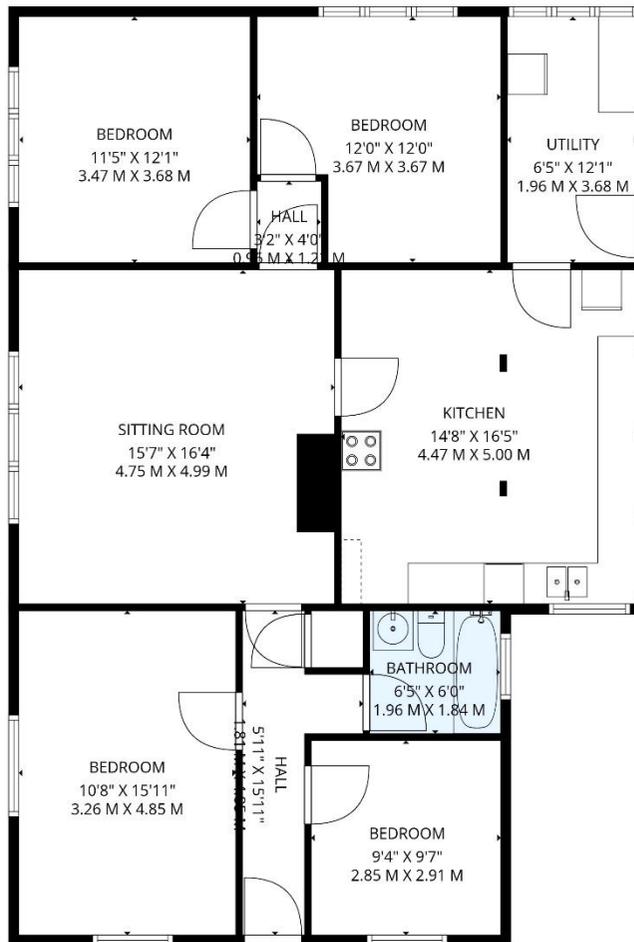
Council Tax Band: C

EPC Rating: TBC

Tenure: Freehold

**Offers Over £350,000
Freehold**





TOTAL: 1189 sq. ft, 110 m2
 1st floor: 1189 sq. ft, 110 m2
 EXCLUDED AREAS: UTILITY: 78 sq. ft, 7 m2, WALLS: 76 sq. ft, 8 m2

All Measurements Are Approximate, This Floor Plan Is a Guide Only. Produced By Dcgp.



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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