



Simpson Way, Barrow, Bury St. Edmunds, Suffolk, IP29 5EA

MARK · EWIN
BURY ST EDMUNDS

Simpson Way, Barrow, Suffolk IP29 5EA

Located in the popular and well served village of Barrow is this three-bedroom end of terrace property with off-road parking and a garage.

The property offers well-presented and spacious accommodation comprising of a welcoming entrance hall with a convenient cloakroom and stairs leading to the first floor. This leads to the sitting/dining room which overlooks the garden. There is a well-appointed kitchen which offers a range of wall and base level units, a built-in oven, hob, extractor over, fridge freezer, washing machine and plumbing for a dishwasher. Moving to the first floor, there are three bedrooms two benefit from built-in wardrobes and the family bathroom completes the accommodation on offer.

Outside, the enclosed rear garden is mainly laid to lawn with a paved patio area and access to the garage. There are planted borders for various flowers and mature shrubs and a summer house ideal for entertaining. Parking is offered via a garage and driveway for two vehicles.

Additional Information:

Tenure: Freehold

Council Tax Band: C - £1,849.96 (Source West Suffolk)

EPC Rating: B

Broadband: Standard, Superfast & Ultrafast are available in this area via Openreach. (Source Ofcom)

Mobile Coverage: EE, Three, Vodafone & O2 are 'likely' (Source Ofcom)

Services: Mains Electric, Water and Drainage. Heating via Oil.

(Please note that none of these services have been tested by the selling agent.)



Directions

Proceed out of Bury St Edmunds along Westley Road, continue into Barrow and bear left across the green, left again into Barrow Hill and turn right into Simpson Way.

Location

Barrow is a popular village located to the west of Bury St Edmunds. The village has a good range of amenities including a primary school, village shop/ post office, and two public houses. The nearby 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.

Accommodation:

Entrance Hall

Kitchen 9' 5" x 10' 4" (2.88m max x 3.14m max)

Sitting Room 16' 8" x 14' 4" (5.07m max x 4.37m max)

Dining Area 7' 11" x 3' 8" (2.42m x 1.12m)

Cloakroom 3' 4" x 5' 10" (1.02m max x 1.78m max)

Bedroom One 11' 4" x 13' 4" (3.45m max x 4.06m max)

Bedroom Two 10' 7" x 10' 0" (3.23m max x 3.06m max)

Bedroom Three 8' 0" x 6' 9" (2.43m x 2.07m)

Family Bathroom 6' 2" x 6' 10" (1.88m max x 2.08m max)

Additional Information:

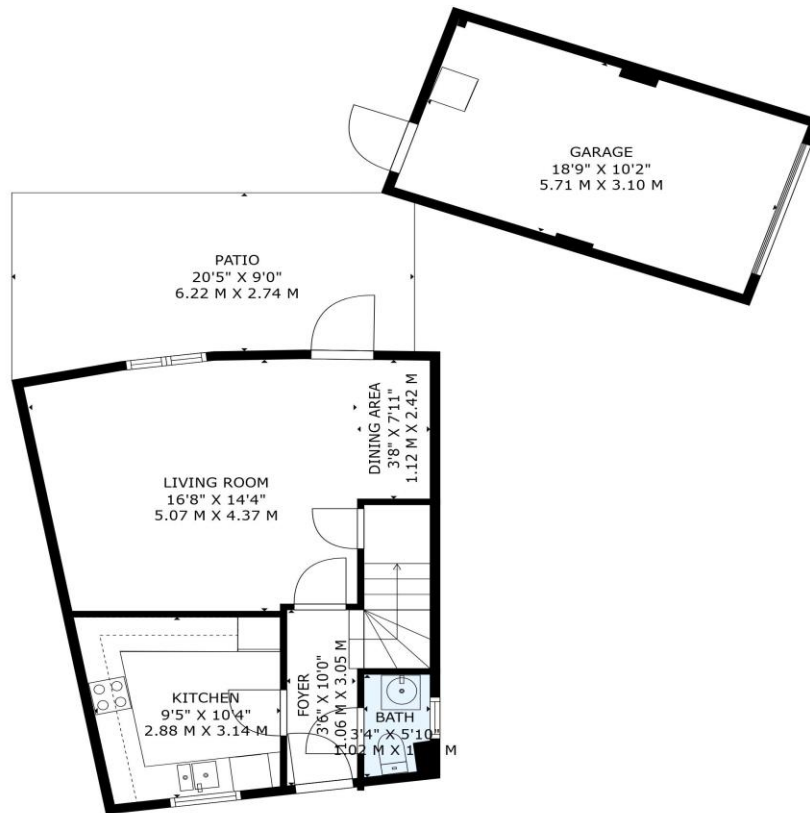
Council Tax Band: C

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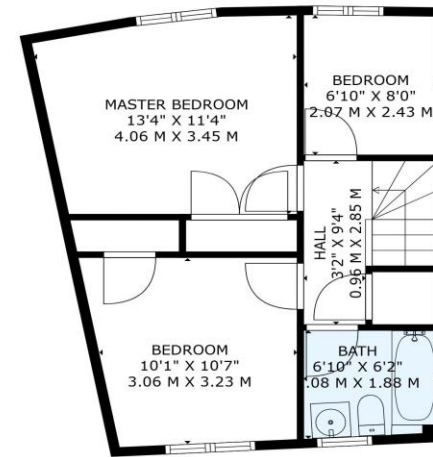
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Offers Over £300,000
Freehold





FLOOR 1



FLOOR 2

TOTAL: 891 sq. ft, 83 m2
 FLOOR 1: 447 sq. ft, 42 m2, FLOOR 2: 444 sq. ft, 41 m2
 EXCLUDED AREAS: GARAGE: 191 sq. ft, 18 m2, PATIO: 192 sq. ft, 18 m2
 All Measurements Are Approximate, This Floor Plan Is a Guide Only. Produced By Dcpp.



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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