



Low Street, Bardwell, Bury St. Edmunds, Suffolk, IP31 1AS

**MARK · EWIN**  
BURY ST EDMUNDS

Low Street, Bardwell, Bury St.  
Edmunds, Suffolk, IP31 1AS

Situated in the village of Bardwell is this three-bedroom detached property with off road parking, garage and delightful gardens.

The accommodation comprises, on the ground floor, of entrance hall, cloakroom, study, welcoming sitting room, well-appointed kitchen/breakfast room, useful utility room with door access to the garage.

On the first floor there are three bedrooms, all benefit from eaves storage and the family bathroom completes the accommodation on offer.

Outside, the front garden is mainly laid to lawn with a variety of flowers and shrubs, a driveway leads to the garage and provides ample off-road parking. The rear garden is mainly laid to lawn, enclosed by fencing, with a paved patio area and a variety of flower, tree and shrub borders.

#### 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 via Openreach. (Source Ofcom)

Services: Mains Gas, Electric, Water and Drainage. Heating via gas central heating.

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



#### Directions

From Bury St Edmunds proceed north east on the A143 towards Diss, passing the villages of Great Barton and Ixworth. After Ixworth turn left at the roundabout onto the A1088. Take the next right to Bardwell. Proceed into the village on Bardwell Road. Continue onto Low Street where the property can be found.

#### Location

The village of Bardwell situated between Ixworth and Stanton and offers amenities to include village shop, post office, primary school, playing field and a village hall. Bardwell is situated approximately 10 miles from Bury St Edmunds and provides excellent access to the A14 dual carriageway, linking Stowmarket (with its main line rail link to London), Newmarket, Cambridge and London via the M11 motorway.

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**Accommodation:**

Entrance Hall

Sitting Room 20' 0" x 11' 2" (6.09m x 3.40m reducing to 3.10m)

Kitchen/Breakfast Room 22' 8" x 14' 1" (6.90m x 4.30m reducing to 3.60m)

Study 10' 4" x 7' 6" (3.16m x 2.28m)

Utility Room 7' 1" x 7' 6" (2.16m x 2.28m)

Cloakroom 6' 11" x 2' 6" (2.12m x 0.77m)

Landing

Bedroom One 12' 5" x 12' 7" (3.78m x 3.83m reducing to 2.86m)

Bedroom Two 11' 4" x 9' 9" (3.45m x 2.98m)

Bedroom Three 11' 6" x 12' 8" (3.50m x 3.86m reducing 2.98m)

Bathroom 9' 10" x 12' 7" (2.99m x 3.83m reducing to 2.84m)

Front & Rear Gardens

Driveway

Garage

**Additional Information:**

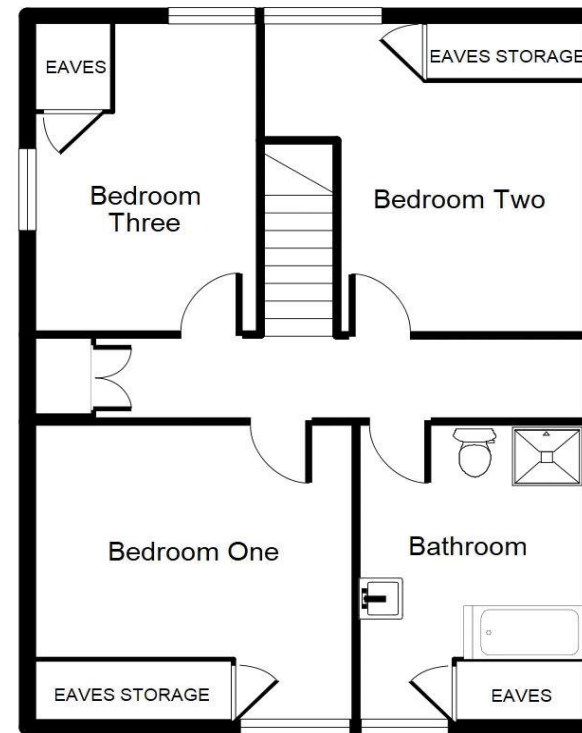
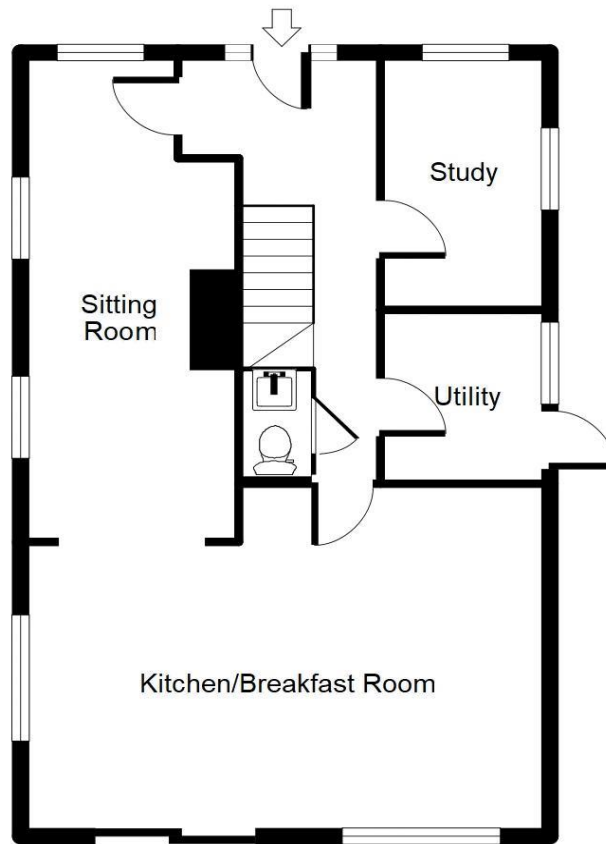
Council Tax Band: D

EPC Rating: C

Tenure: Freehold

Guide Price: £400,000  
Freehold





For identification only. (Not to scale)  
 (c) Visual Floor Planner

**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.

[www.markewin.co.uk](http://www.markewin.co.uk)

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