



Meadow Way, Barrow, Bury St. Edmunds, Suffolk, IP29 5DG

MARK · EWIN
BURY ST EDMUNDS

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Located in the well-served village of Barrow is this well presented and much improved three-bedroom semi-detached house benefitting from garage and off-road parking and rear garden with a southernly aspect.

The property comprises, on the ground floor, of an entrance hall, cloakroom, modern kitchen, sitting room and conservatory.

On the first floor, there are three bedrooms with bedroom one benefitting from an en-suite shower room. There is also a family bathroom that has been refitted.

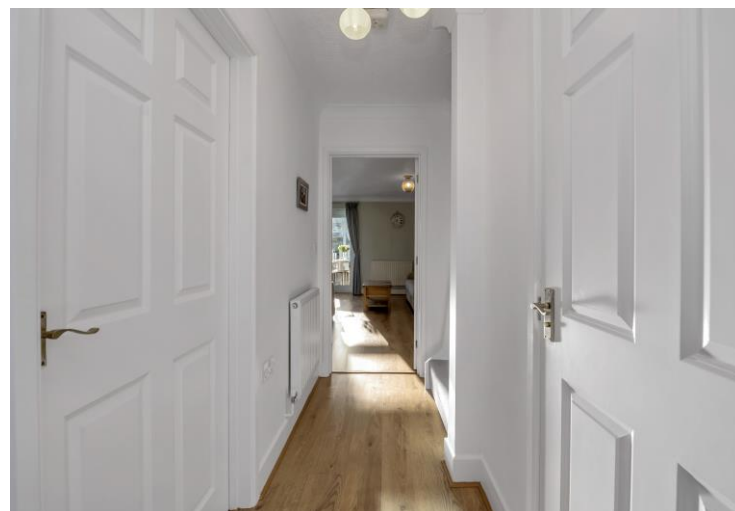
Outside, ample parking is offered to the front of the property, in addition to a driveway and single garage to the rear of the property. The rear garden is mainly laid to lawn and enjoys a southernly aspect with a paved patio area, decking and side access to the garage.

Additional Information:

Tenure: Freehold

Mobile Coverage: O2 and Vodafone are listed as 'likely' in this area.

Broadband: Standard, Superfast and Ultrafast are available in this area. Services: Mains Electric, Water and Drainage. Heating via oil fired central heating. (Please note that none of these services have been tested by the selling agent.)



Directions

Leave Bury St Edmunds on the A14 towards Cambridge and take junction 40 towards Barrow. Turn left onto Coalpit Lane. Continue onto Colethorpe Lane and onto The Street. Turn left onto Ley Road and right onto Meadow 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 11' 4" x 3' 8" (3.46m x 1.11m)

Cloakroom 6' 10" x 3' 5" (2.08m x 1.05m)

Kitchen 10' 10" x 7' 11" (3.29m x 2.42m)

Sitting/Dining Room 15' 7" x 15' 7" (4.75m reducing to 3.74m x 4.76m)

Landing

Bedroom One 12' 6" x 9' 2" (3.80m x 2.80m)

Ensuite 9' 2" x 2' 11" (2.80m x 0.88m)

Bedroom Two 10' 10" x 9' 0" (3.31m x 2.75m)

Bedroom Three 7' 6" x 7' 1" (2.28m x 2.16m)

Conservatory 12' 7" x 10' 0" (3.84m x 3.04m)

Enclosed Garden

Driveway & Garage

Additional Information:

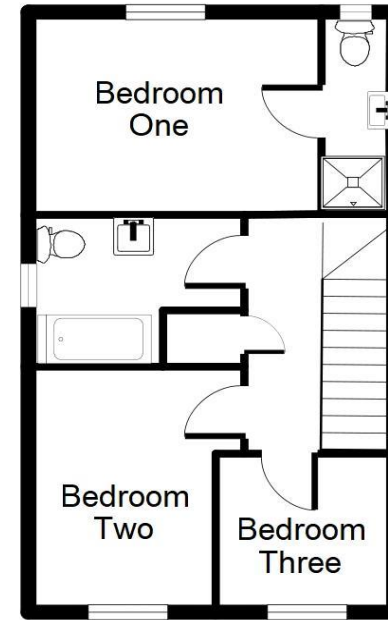
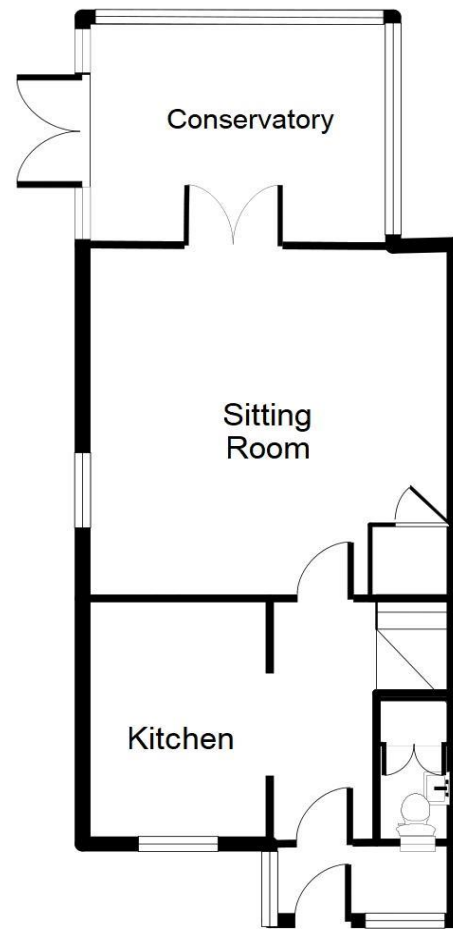
Council Tax Band: C

EPC Rating: TBC

Tenure: Freehold

Offers Over £325,000
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.

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