



Barton Hill, Fornham St. Martin, Suffolk, IP31 1SN

MARK · EWIN
BURY ST EDMUNDS

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IP31 1SN

No Onward Chain. Located in the popular village of Fornham St Martin and a short distance from the train station and Bury St Edmunds town centre is this three-bedroom semi-detached house.

The house is in need of some modernisation but has plenty of potential. The accommodation on the ground floor includes an entrance hall, sitting room, kitchen and dining room with an attractive bay window.

Moving to the first floor, there are three bedrooms, two benefit from built-in cupboard and the bathroom and separate w.c completes the accommodation on offer.

Outside, the rear garden is a generous size, mainly laid to lawn, has a patio area and is enclosed by fencing. At the front, parking is offered via a driveway leading to a single garage.

Additional Information:

Tenure: Freehold

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

Broadband: Standard, Superfast & Ultrafast are available in this area. (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

Leaving Bury St Edmunds heading north along Fornham Road, turn right at the traffic lights heading along the Tollgate Lane, bear left onto the B1106, Thetford Road, turn right onto Barton Hill and the property will be located on the right-hand side by our For Sale board.

Location

Fornham St Martin village has amenities including a public house, Church and village hall. The historic market town of Bury St Edmunds is approximately 2 miles away and 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. Bury St Edmunds also has good rail links.

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Accommodation:

Entrance Hall 13' 9" x 5' 9" (4.19m x 1.74m)

Sitting Room 22' 9" x 11' 0" (6.94m x 3.35m reducing to 2.60m)

Dining Room 10' 6" x 12' 1" (3.21m x 3.68m reducing to 3.33m)

Kitchen 19' 9" x 8' 2" (6.03m x 2.49m reducing to 2.05m)

Landing 10' 3" x 7' 11" (3.13m x 2.42m reducing to 1.14m)

Bedroom 18' 10" x 9' 11" (5.74m x 3.02m reducing to 2.39m)

Bedroom 10' 6" x 8' 9" (3.21m x 2.67m reducing to 2.44m)

Bedroom 8' 0" x 7' 0" (2.44m x 2.14m)

Seperate Toilet 5' 1" x 2' 7" (1.55m x 0.79m)

Bathroom 9' 1" x 4' 10" (2.76m x 1.47m)

Front & Rear Gardens

External Toilet 5' 1" x 2' 9" (1.56m x 0.85m)

Driveway

Garage 17' 0" x 7' 3" (5.17m x 2.22m)

Additional Information:

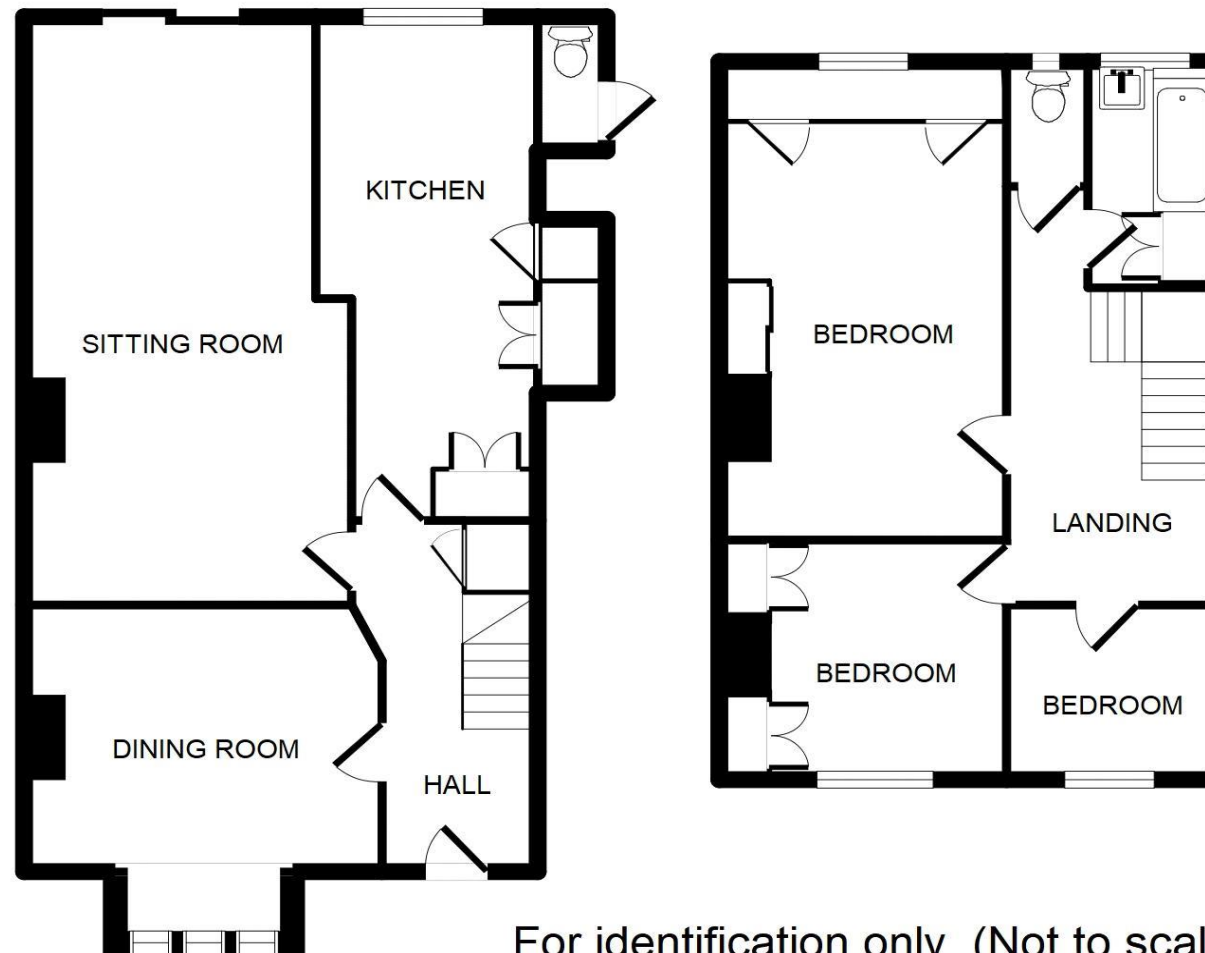
Council Tax Band: C

EPC Rating: D

Tenure: Freehold

Offers Over £300,000
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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