



Shinham Bridge, Great Barton, Suffolk, IP31 2RD

MARK · EWIN
BURY ST EDMUNDS

Shinham Bridge, Great Barton, Suffolk, IP31 2RD

A charming two-bedroom property located in the popular village of Great Barton and benefitting from off-road parking and a garage.

The property offers characterful accommodation, on the ground floor, of sitting room with a brick fireplace, kitchen/breakfast room with a feature brick wall, rear lobby and modern bathroom. On the first floor, there are two bedrooms, both with built-in cupboards.

Outside, the front garden is mainly laid to lawn with path leading to the entrance door. The rear garden is enclosed by fencing and mainly laid to patio. Parking is offered via a garage en-bloc.

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 via electric panel heaters.

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

MARK·EWIN
BURY ST EDMUNDS



Directions

Leaving Bury St Edmunds on the A143 follow the road into Great Barton. Take the road on the right past the post office which is signposted East Barton Road. Continue along the road for approximately half a mile, then take a left into Green Lane. Turn immediately left again into Shinham Bridge where the property can be found.

Location

Great Barton offers many local facilities including a primary school, petrol station, shop, church 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.

Accommodation:

Sitting Room 14' 5" x 10' 11" (4.40m x 3.32m)

Kitchen/Breakfast Room 11' 11" x 10' 6" (3.64m x 3.20m)

Rear Lobby 5' 5" x 3' 7" (1.65m x 1.10m)

Bathroom 7' 2" x 5' 6" (2.18m x 1.68m)

Landing

Bedroom 14' 6" x 9' 5" (4.42m x 2.88m reducing to 2.60m)

Bedroom 11' 5" x 10' 1" (3.49m x 3.08m)

Front & Rear Gardens

Off-Road Parking & Garage

Additional Information:

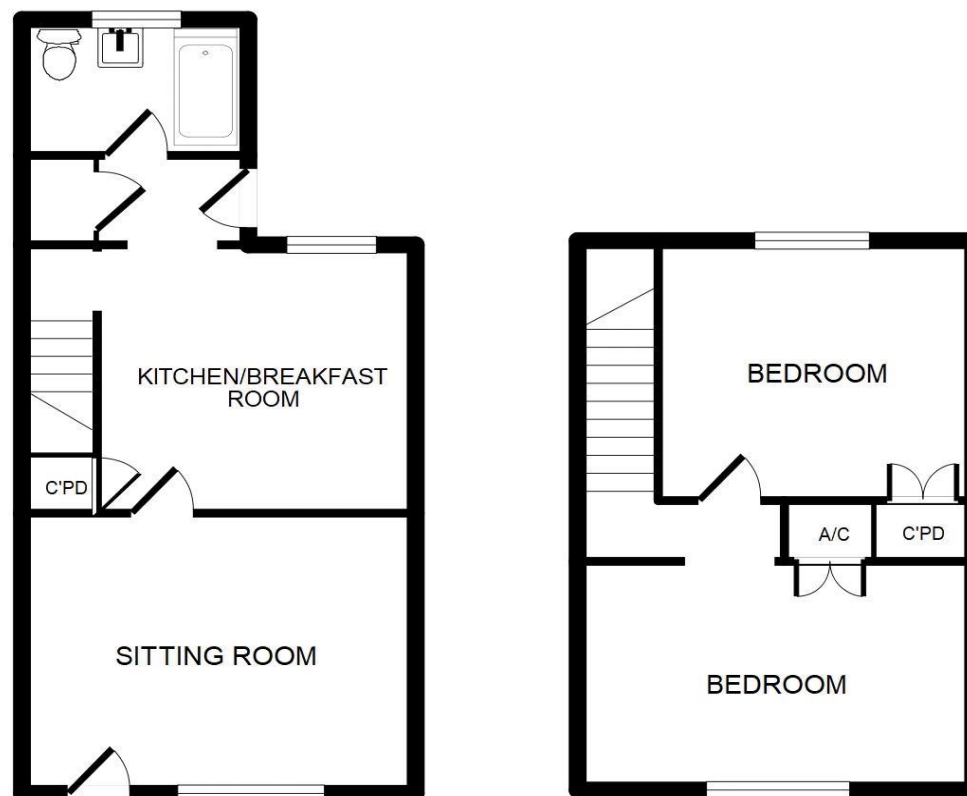
Council Tax Band: B

EPC Rating: E

Tenure: Freehold

Offers Over £240,000
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

01284 217530 team@markewin.co.uk
77 St Johns Street, Bury St Edmunds
Suffolk, IP33 1SQ

