



The Street, Barrow, Bury St. Edmunds, Suffolk, IP29 5AN

MARK · EWIN
BURY ST EDMUNDS

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A newly refurbished, three-bedroom property located in the popular village of Barrow and close to local amenities.

The accommodation comprises on the ground floor of a welcoming entrance hall, sitting room with feature bay window, modern kitchen/breakfast room leading to a further dining area, a utility space with access to the garden and cloakroom. The kitchen offers an attractive range of wall and base level units with wooden worktops and incorporates a built-in oven, hob, dishwasher and fridge-freezer.

Moving to the first floor, there are three good-sized bedrooms, all with new carpets and a modern family bathroom complete with a bath and overhead shower.

Outside, the garden has been tastefully landscaped, laid with lawn and a paved patio area.

Agents note: The neighbors have a right of access over a section of the garden of this property.

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 oil central heating.

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



Directions

Leave Bury St Edmunds via Westley Road, continue through the village of Little Saxham and into Barrow, turn right on to The Street and the property can be found on the right hand side.

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 3' 2" x 12' 3" (0.97m x 3.74m)

Sitting Room 11' 3" x 13' 5" (3.44m x 4.09m)

Kitchen 14' 10" x 12' 1" (4.51m x 3.68m)

Dining Area 8' 6" x 11' 2" (2.60m x 3.41m)

Utility 5' 9" x 6' 2" (1.75m x 1.87m)

WC

Landing 5' 0" x 12' 2" (1.53m x 3.70m)

Bedroom 9' 5" x 11' 11" (2.88m x 3.63m)

Bedroom 9' 5" x 12' 1" (2.88m x 3.69m)

Bedroom 8' 6" x 10' 2" (2.60m x 3.10m)

Bathroom 8' 6" x 10' 2" (2.60m x 3.10m)

Rear Garden

Driveway

Additional Information:

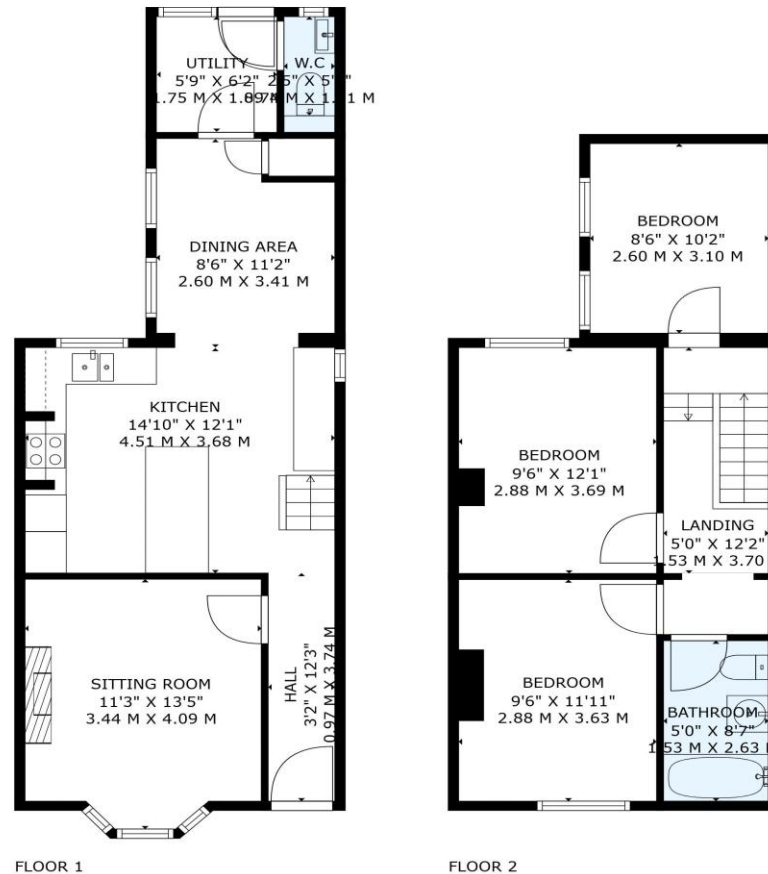
Council Tax Band: B

EPC Rating: E

Tenure: Freehold

Offers Over £325,000
Freehold





TOTAL: 976 sq. ft, 90 m²
 FLOOR 1: 521 sq. ft, 48 m², FLOOR 2: 455 sq. ft, 42 m²
 All Measurements Are Approximate, This Floor Plan Is a Guide Only. Produced By Dcapp.



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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