



Church Gardens, Barningham, Suffolk, IP31 1DE

MARK · EWIN
BURY ST EDMUNDS

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Located in the well-served village of Barningham is this three-bedroom detached family home benefitting from off-road parking and a garage.

The accommodation on the ground floor comprises an entrance hall, convenient cloakroom, sitting room, well-appointed kitchen and a conservatory leading to the garden.

On the first floor, a landing leads to three bedrooms, two benefit from built-in wardrobes and the shower room completes the accommodation on offer.

Outside, parking is offered via a driveway leading to the single garage. The rear garden is mainly laid to lawn with a decking area and paved patio.

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

Leaving Bury St Edmunds on the A143 towards Diss, you will pass through the villages of Great Barton and Ixworth into Stanton. At Stanton, turn left on to Barningham Road (B1111) and continue into the village of Barningham. Turn left at the village shop (SPAR) onto Church Road and turn left into Church Gardens where the property can be found.

Location

Barningham is situated north-east of the historic town of Bury St Edmunds and on the way to Diss. The village of Barningham itself offers village shop, public house, hairdressers, church and primary school.

Accommodation:

Entrance Hall 5' 11" x 11' 10" (1.81m x 3.60m)

Cloakroom 5' 7" x 2' 11" (1.70m x 0.90m)

Kitchen 11' 11" x 12' 8" (3.63m reducing to 1.60m x 3.86m reducing to 2.83m)

Sitting Room 18' 11" x 11' 11" (5.76m x 3.62m reducing to 2.84m)

Conservatory 14' 0" x 10' 8" (4.26m x 3.24m)

Landing 11' 4" x 6' 0" (3.45m x 1.83m)

Bedroom 12' 2" x 11' 8" (3.70m reducing to 2.33m x 3.55m reducing to 2.16m)

Bedroom 9' 9" x 12' 8" (2.97m x 3.85m reducing to 3.03m)

Bedroom 8' 8" x 6' 9" (2.64m x 2.05m)

Shower Room 6' 11" x 5' 5" (2.11m x 1.64m)

Front & Rear Gardens

Driveway & Garage

Additional Information:

Council Tax Band: C

EPC Rating: D

Tenure: Freehold

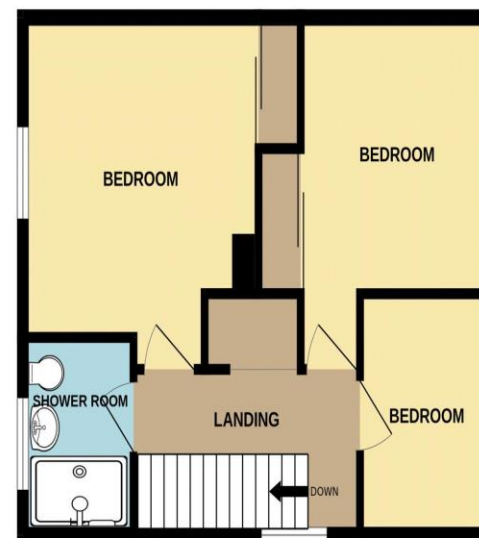
Guide Price £315,00
Freehold



GROUND FLOOR
593 sq.ft. (55.1 sq.m.) approx.



1ST FLOOR
439 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA : 1032 sq.ft. (95.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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