



Watsons Way, Barrow, Suffolk, IP29 5BQ

MARK · EWIN
BURY ST EDMUNDS

Watsons Way, Barrow, Suffolk, IP29 5BQ

A well presented three-bedroom, semi-detached family home located in the popular village of barrow and benefitting from off-road parking.

The accommodation includes an entrance hall, cloakroom, sitting/dining room and a modern fitted kitchen. On the first floor there are three bedrooms, two with built in wardrobes and a modern shower room completes the accommodation on offer.

Outside, parking is offered via a driveway for multiple vehicles. The rear garden is mainly laid to lawn with a paved patio and is enclosed by fencing.

Additional Information

Tenure: Freehold

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

Broadband: Standard & Ultrafast are available in this area. (Source Ofcom)

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

Leaving Bury St Edmunds on the Westley Road and heading towards Little Saxham continue on this road onto the Bury Road. Following this road through into Barrow. Once in Barrow take a right onto Watsons 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

Cloakroom 6' 1" x 2' 11" (1.85m x 0.9m)

Kitchen 8' 11" x 8' 5" (2.73m x 2.56m)

Lounge/Diner 14' 10" x 16' 1" (max) (4.51m x 4.90m)

Bedroom One 11' 10" x 8' 11" (3.6m x 2.72m)

Bedroom Two 9' 8" x 8' 11" (2.95m x 2.72m)

Bedroom Three 8' 2" x 6' 10" (2.49m x 2.08m)

Bathroom 6' 0" x 6' 9" (1.84m x 2.07m)

Garden & Parking

Additional Information:

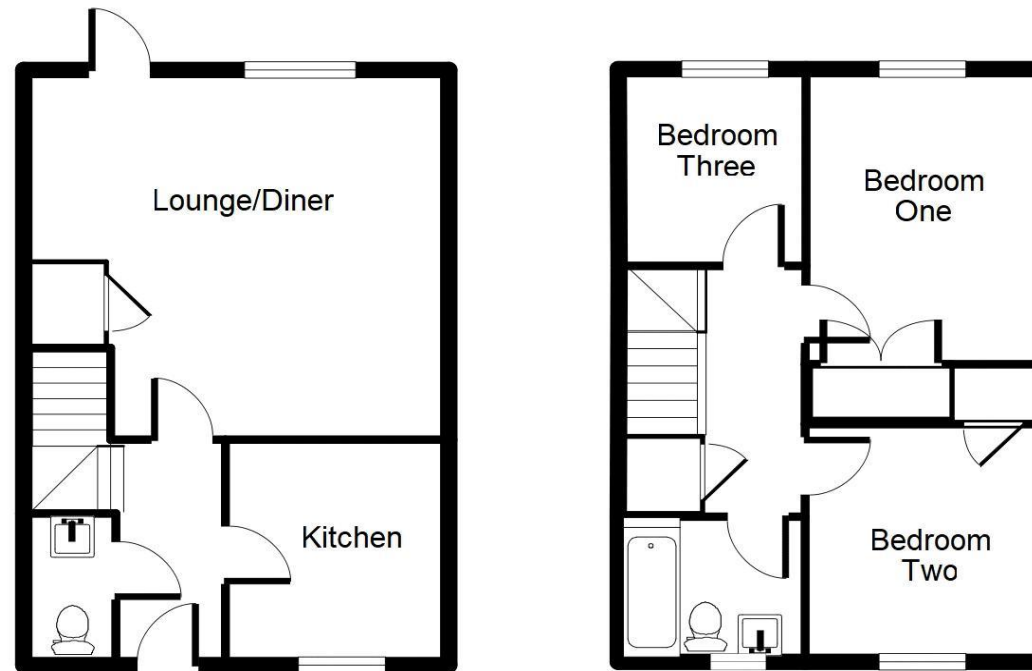
Council Tax Band: C

EPC Rating: TBC

Tenure: Freehold

Offers Over £290,000
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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