



Orchard Way, Barrow, Suffolk, IP29 5BX

**MARK · EWIN**  
BURY ST EDMUNDS



## Orchard Way, Barrow, Suffolk, IP29 5BX

Located in the popular and well-served village of Barrow is this two-bedroom, detached bungalow. The property offers an entrance hall, sitting/dining room, fitted kitchen, two bedrooms and a shower room. Outside, the garden is mainly laid to lawn, with a garden shed, greenhouse and various mature shrubs and trees. To the front, a driveway provides off-road parking and leads to the single garage.

### Additional Information

Tenure: Freehold

Mobile Coverage: EE, O2, Three & Vodafone are available in this area, but variable. (Source Ofcom)

Broadband: Standard & Superfast 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

Leave Bury St Edmunds via Westley Road, continue through the village of Little Saxham and into Barrow. Follow Bury Road and turn right into Mill Lane and right again into Orchard Way where the property can be found.

### 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:

Hallway 6' 5" x 11' 7" (1.96m x 3.53m)

Sitting Room 14' 10" x 11' 4" (4.52m x 3.45m)

Dining Area 9' 5" x 7' 10" (2.86m x 2.38m)

Kitchen 9' 1" x 8' 4" (2.76m x 2.53m)

Bedroom 11' 1" x 11' 7" (3.37m x 3.53m)

Bedroom 9' 1" x 11' 5" (2.76m x 3.49m)

Shower Room 6' 0" x 6' 5" (1.84m x 1.95m)

Rear Garden

Driveway

Garage

### Additional Information:

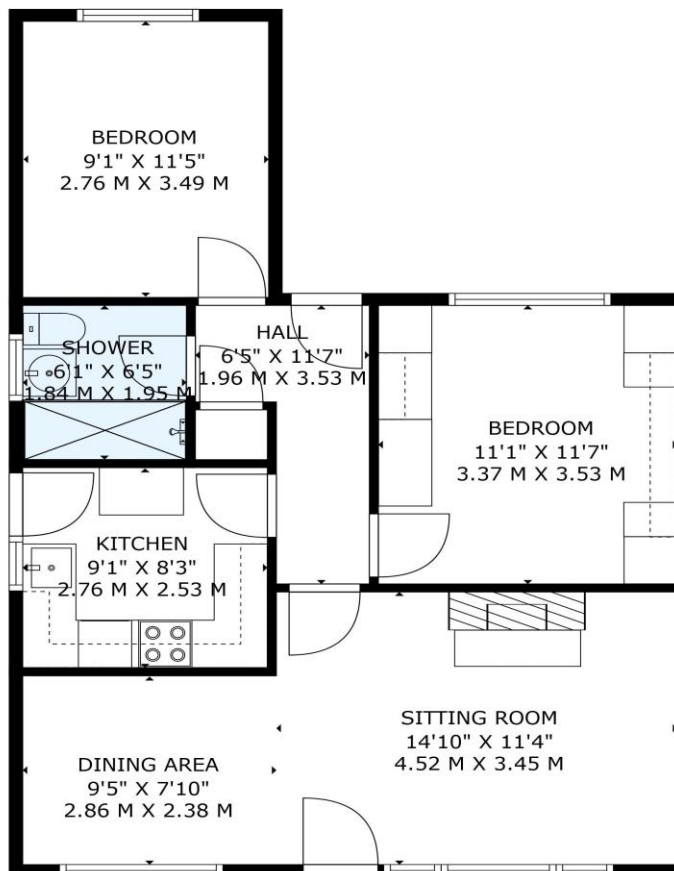
Council Tax Band: C

EPC Rating: TBC

Tenure: Freehold

**£280,000**  
**Freehold**





**TOTAL: 670 sq. ft, 62 m2**  
 FLOOR 1: 670 sq. ft, 62 m2  
 EXCLUDED AREAS: WALLS: 61 sq. ft, 6 m2

All Measurements Are Approximate, This Floor Plan Is a Guide Only. Produced By Dcgp.



**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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