



Barleycorn Way

Beck Row, IP28

Price £230,000



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Description

This semi-detached home offers modern accommodation across three storeys and benefits from a garage as well as driveway and enclosed rear garden!

Downstairs the house comprises a welcoming entrance hall, which includes a cloakroom W.C and stairs to the first floor landing, a fully fitted kitchen and a lounge/ dining room with a useful built in storage cupboard and French doors overlooking the rear garden. The kitchen offers a range of wall and base level units, stainless steel sink and drainer, integrated cooker with electric hob and extractor hood fitted over plus ample space for further appliances.

There are two well-proportioned bedrooms on the first floor, including built in storage to the larger room, and a family bathroom which comprises W.C, wash hand basin and a bath with shower over.

The second floor comprises the main bedroom which also benefits from built in storage as well as an en suite shower room with W.C, wash hand basin and a shower cubicle.

The property includes a single garage with block paved driveway immediately in front, plus a fully enclosed rear garden which is predominantly laid to lawn with a small patio area.

Measurements

Cloakroom W.C - 5'2" x 2'9"

Lounge - 14'1" max x 12'9" max

Kitchen - 9'6" x 5'11"

Bedroom - 12'9" max x 8'11" plus window recess

En Suite - 6'10" x 6'2"

Bedroom - 12'10" max x 10'00" max

Bedroom - 8'11" max x 7'00" max

Family Bathroom - 6'2" x 6'2"

Agents Note

Council Tax Band - West Suffolk, C.

Molyneux Estate Agents has not tested any fixtures and fittings, services or appliances in this property and cannot guarantee that they are in working order.

Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

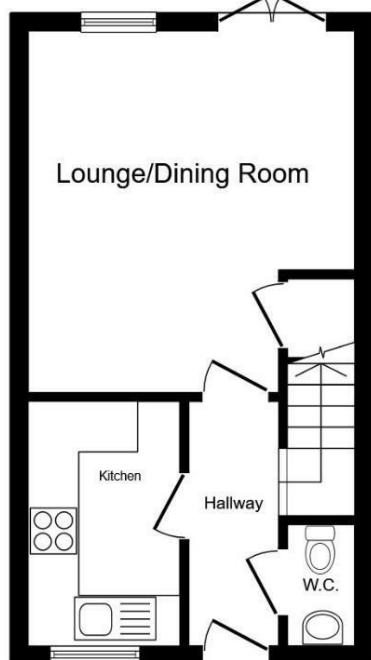
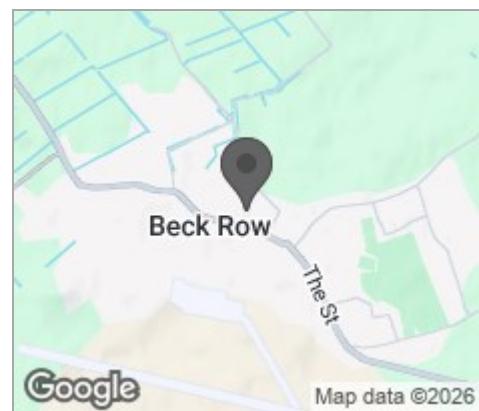
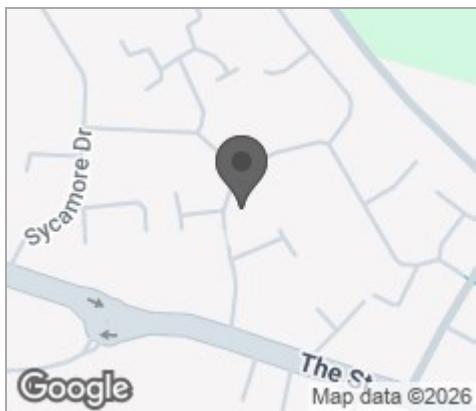
Floor plans are not to scale. They are provided for indication purposes and their accuracy should not be relied upon.

Items shown in photographs are not included unless they are detailed within the sales particulars. They may be available by separate negotiation. Please contact the agent with regards to this.

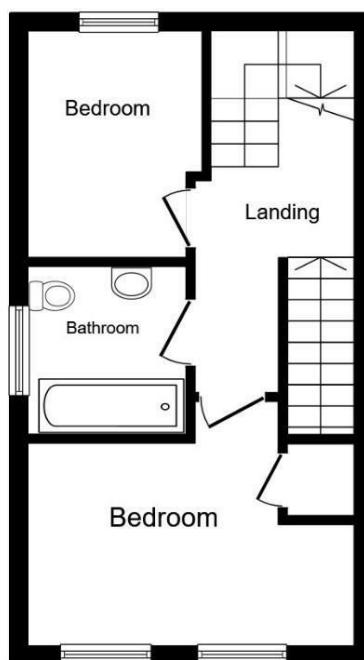
The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.

Tel: 01842 818282

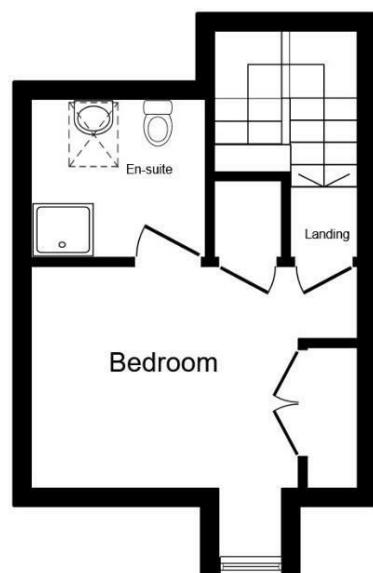




Ground Floor



First Floor



Second Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Viewing

Please contact our Brandon Office on 01842 818282 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(70-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	39	48
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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