



## BARN LANE

BURY ST. EDMUNDS, IP33 1YH

£230,000  
FREEHOLD

This charming two-bedroom cottage is ideally located within walking distance of the historic market town of Bury St Edmunds and the renowned Abbey Gardens. The ground floor features a welcoming sitting room complete with a cosy log burner, a well-proportioned kitchen/breakfast room, and a family bathroom. Upstairs, you will find two comfortable double bedrooms. Outside, the property boasts a generous garden divided into two sections, offering ample opportunity to create your own perfect outdoor retreat.

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# BARN LANE

- Charming Chain Free Cottage • 2 Double Bedrooms • Walking Distance To Town Centre • Gas Fired Central Heating • Great Size Garden • Stylish Sitting Room With Log Burner • Situated Close To Historic Abbey Gardens • View Today With The 3D Virtual Tour!



## Sitting Room

Charming sitting room with log burning stove. Window to the front. Radiator.

## Kitchen / Breakfast Room

The kitchen/breakfast room is both functional and inviting, with a range of fitted base, wall and drawer units with work tops over and inset sink with drainer. There is a built in electric oven and hob with extractor fan above, space for washing machine and fridge freezer. There are stairs to the first floor and an opening to the rear lobby with a door to the rear. Radiator.

## Bathroom

The bathroom presents a clean and practical layout with white tiled walls, there is a bath with shower over, a pedestal sink and WC. Window to side. Radiator.

## Bedroom 1

Spacious and inviting double room featuring a cosy feature fireplace. Window to front. Radiator.

## Bedroom 2

Bright and compact second bedroom with white painted floorboards and a built-in wardrobe. Window to rear. Radiator.

## Rear Garden

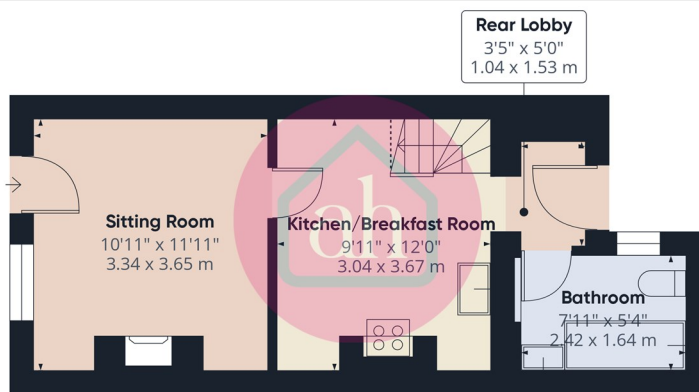
The rear garden is mostly enclosed and private, featuring a fenced boundary and a summer house at the far end. The space is predominantly laid to earth ready for your own landscaping.



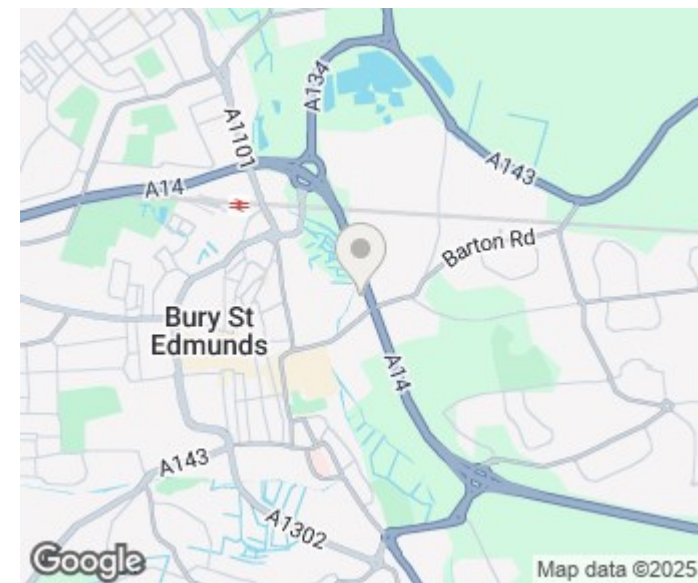
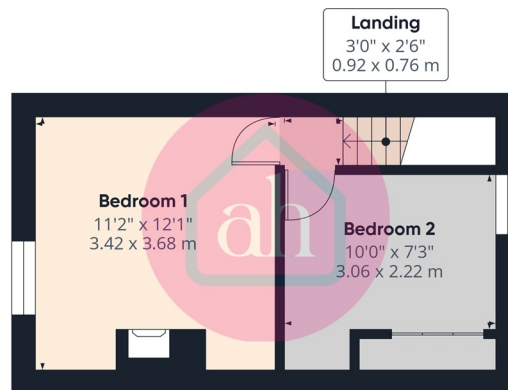


## BARN LANE





Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	81
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

EPC Rating: D Council Tax Band: B

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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