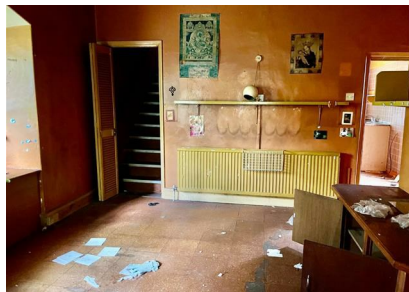




**The Street, Bury St. Edmunds, IP28 6AW**  
**Rent - Offers Over £170,000      Deposit -**

Located in the popular village of Barton Mills is this cottage that requires full modernisation. The property is set over 2 floors with the first floor being a bedroom and the ground floor consisting of 3 reception areas, kitchen and bathroom. The cottage is hidden behind a flint wall and is set in grounds in excess of half an acre. The property is ripe for development by either means of full refurbishment or a total rebuild. No planning permission has been sought for this property and any interested party will need to make their own enquiries in to this.

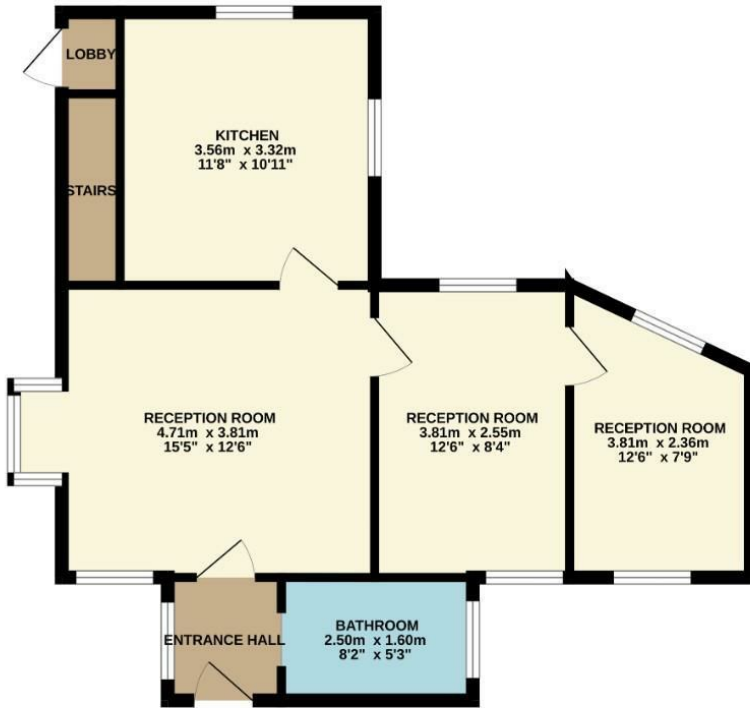
- DEVELOPMENT OPPORTUNITY
- AVAILABLE VIA THE MODERN METHOD OF AUCTION
- CALL NOW FOR VIEWING DETAILS
- COTTAGE IN BARTON MILLS
- GROUNDS OF MORE THAN HALF AN ACRE



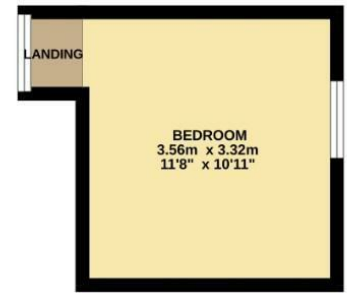
Council Tax Band: - EPC Rating: null



GROUND FLOOR  
54.7 sq.m. (588 sq.ft.) approx.



1ST FLOOR  
12.6 sq.m. (136 sq.ft.) approx.



TOTAL FLOOR AREA : 67.3 sq.m. (725 sq.ft.) 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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