



The Street, Barrow, Bury St. Edmunds, Suffolk, IP29 5AN

MARK · EWIN
BURY ST EDMUNDS

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Located in the popular and well-served village of Barrow is this two-bedroom property with NO ONWARD CHAIN.

The accommodation comprises an entrance porch, sitting room with feature brick fireplace, dining room, kitchen/breakfast room and bathroom. On the first floor, there are two bedrooms, the second with built-in storage.

Outside, the rear garden is mainly laid to lawn with a paved patio area. Parking is offered via a driveway to the front of the property. Agents note: The neighbours have a right of access over a section of the garden of this property.

Additional Information

Tenure: Freehold

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

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

Services: Mains Electric, Water & 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, turn right on to The Street and the property can be found on the right hand side.

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 Porch 5' 4" x 5' 1" (1.62m x 1.55m)

Sitting Room 12' 4" x 11' 11" (3.76m x 3.62m)

Dining Room 13' 4" x 9' 0" (4.07m x 2.75m)

Kitchen 13' 4" x 10' 2" (4.07m x 3.09m)

Bathroom 5' 8" x 7' 10" (1.73m x 2.39m)

Bedroom 12' 4" x 11' 11" (3.76m x 3.63m)

Bedroom 10' 6" x 9' 1" (3.20m x 2.76m)

Rear Garden

Driveway



Additional Information:

Council Tax Band: B

EPC Rating: E

Tenure: Freehold

**Offers Over £230,000
Freehold**



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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