



Mill Lane, Barrow, Bury St. Edmunds, Suffolk, IP29 5BS

MARK · EWIN
BURY ST EDMUNDS

14 Mill Lane, Barrow, Bury St.
Edmunds, Suffolk, IP29 5BS

NO ONWARD CHAIN. Modernised two bedroom detached bungalow located in the well-served village of Barrow. The accommodation comprises of an entrance porch leading to the hallway, sitting/dining room, kitchen with pantry, two bedrooms, shower room with utility area, rear lobby and conservatory. Outside, the front garden is mainly laid to lawn with a driveway offering additional off-road parking leading to the former garage. The rear garden offers a patio and lawned area and a further fenced off section offering a selection of fruit trees

Additional Information:

Tenure: Freehold

EPC Rating: E Council Tax Band: C -
£1,734.32 (Source West Suffolk) Services:
Mains Electric, Water & Drainage.
Heating is offered 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 where the property can be found on the left 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' 2" x 3' 10" (1.58m x 1.18m)

Hallway 10' 6" x 8' 5" (3.19m x 2.57m)

Sitting Room 19' 11" x 10' 5" (6.06m x 3.18m)

Kitchen 10' 4" x 8' 1" (3.16m x 2.47m)

Bedroom One 13' 7" x 10' 5" (4.13m x 3.18m)

Bedroom Two 10' 8" x 10' 6" (3.26m x 3.19m)

Shower Room 10' 5" x 5' 11" (3.18m x 1.80m)

Cloakroom 3' 8" x 2' 11" (1.12m x 0.90m)

Rear Porch 5' 1" x 3' 8" (1.55m x 1.13m)

Conservatory 19' 4" x 8' 9" (5.90m x 2.66m)

Garage



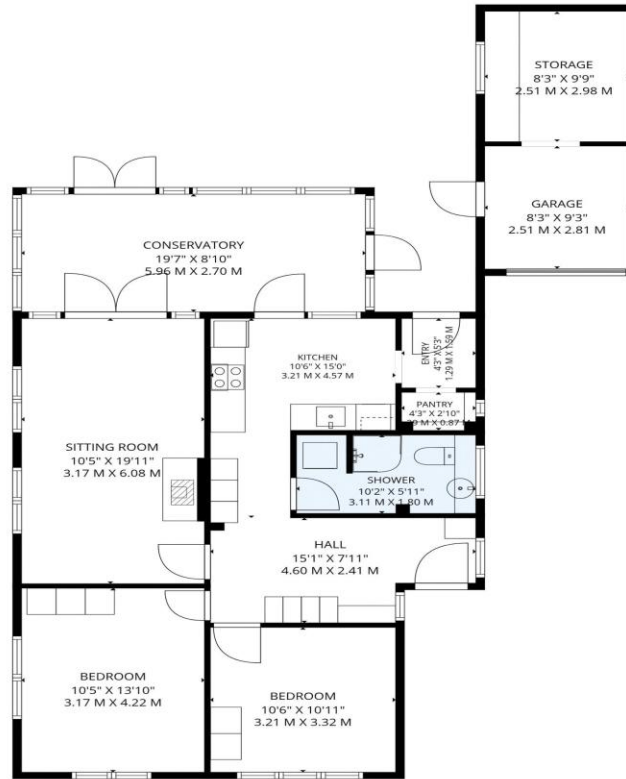
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**Offers over £350,000
Freehold**



All Measurements Are Approximate, This Floor Plan Is a Guide Only. Produced by Ucpp.



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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