



36 Brittons Crescent, Barrow

Guide Price £250,000

THE
M&G
PARTNERSHIP



36 Brittons Crescent

Barrow, Bury St. Edmunds

- NO UPWARD CHAIN
- Close to local shops
- Porch, living room
- Kitchen, Conservatory
- 2 bedrooms, shower room
- Oil fired central heating
- Fence enclosed rear garden
- Parking and garage en-bloc

Offered for sale with NO UPWARD CHAIN and situated in the well-served Suffolk village of Barrow, close to Bury St Edmunds, this end-of-terraced bungalow offers excellent potential for a variety of purchasers. Whilst a little dated, it offers an ideal opportunity for a couple downsizing or someone looking to create a home to their own taste. If you are looking to enjoy life on one level this could be the property for you. There is the benefit of sealed unit double glazing and oil-fired central heating. Outside, there is a good-sized enclosed garden and the further advantage off-road parking and a garage en-bloc.

Barrow offers excellent local amenities and a strong village community, while nearby Bury St Edmunds, which can be reached by a regular bus service, provides an extensive range of shopping, leisure and other facilities. A practical home in a convenient location, with plenty of scope for modernisation and personalisation.



Porch

Ideal on a wet, rainy day to get out of the cold.

Living Room

14' 1" x 13' 0" (4.28m x 3.97m)

A nice, bright room with doors leading to the inner hall and kitchen. This room also benefits from an electrically operated external sun blind.

Kitchen

8' 7" x 7' 9" (2.62m x 2.36m)

Fitted with a range wall and base cupboards with worktop surfaces over and a built-in oven and hob.

Conservatory

10' 1" x 6' 11" (3.08m x 2.12m)

Overlooking the garden, this room provides a useful additional space.

Inner Hall

With doors to the shower room and bedrooms

Shower Room

7' 11" x 5' 5" (2.42m x 1.64m)

Fitted with a white suit and benefiting from a good-sized shower with a low-level shower tray.

Bedroom 1

12' 0" x 10' 4" (3.67m x 3.15m)

Like the sitting room, this bedroom benefits from an electrically operated external sun blind.

Bedroom 2

8' 8" x 7' 4" (2.65m x 2.24m)

This single bedroom would be ideal as a work-from-home space.



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Garage en bloc

17' 0" x 8' 7" (5.18m x 2.61m)

Gardens

The fence enclosed rear gardens are mainly laid to law and feature a range of mature shrubs. A rear gate provides access to the parking space and garage en-bloc.

Notes

COUNCIL TAX - BAND B ENERGY

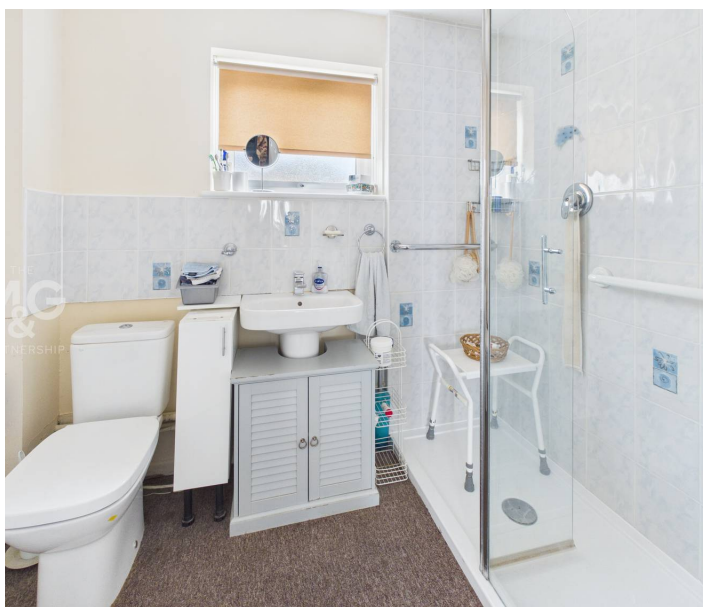
PERFORMANCE RATING -TBC

COUNCIL - West Suffolk

SERVICES -Mains water, electricity and drainage

BROADBAND - Ofcom states Superfast broadband is available

Mobile - Ofcom states all mobile phone providers are likely

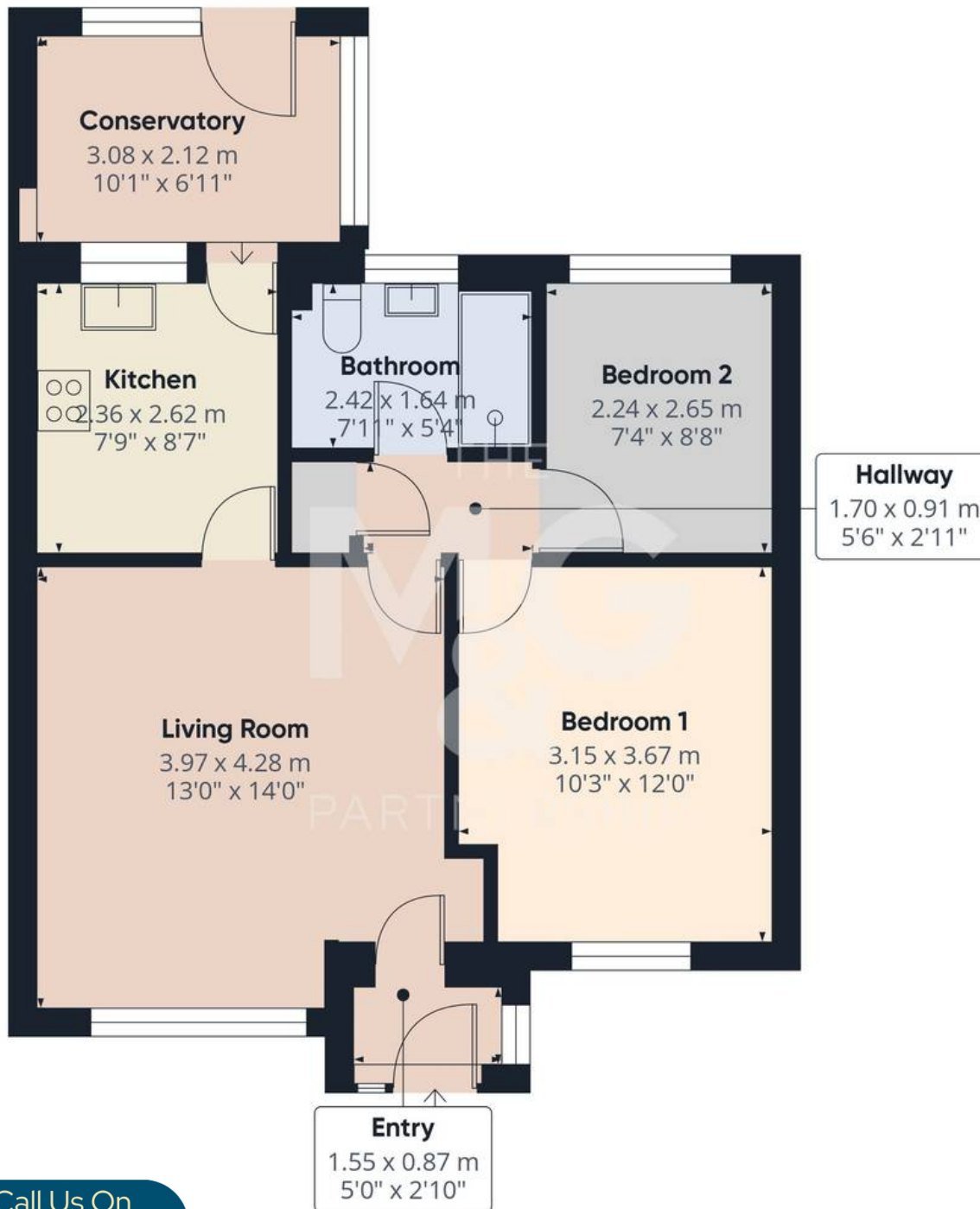




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Approximate total area⁽¹⁾

55.2 m²

594 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Suffolk IP33 1NE**

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