

36 Brittons Crescent, Barrow

Guide Price £245,000

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.







THE M&G PARTNERSHIP

Interested? Call Us On
01284 755526

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.







THE M&G PARTNERSHIP
Interested? Call Us On
01284 755526

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 - D

COUNCIL - West Suffolk

SERVICES -Mains water, electricity and drainage

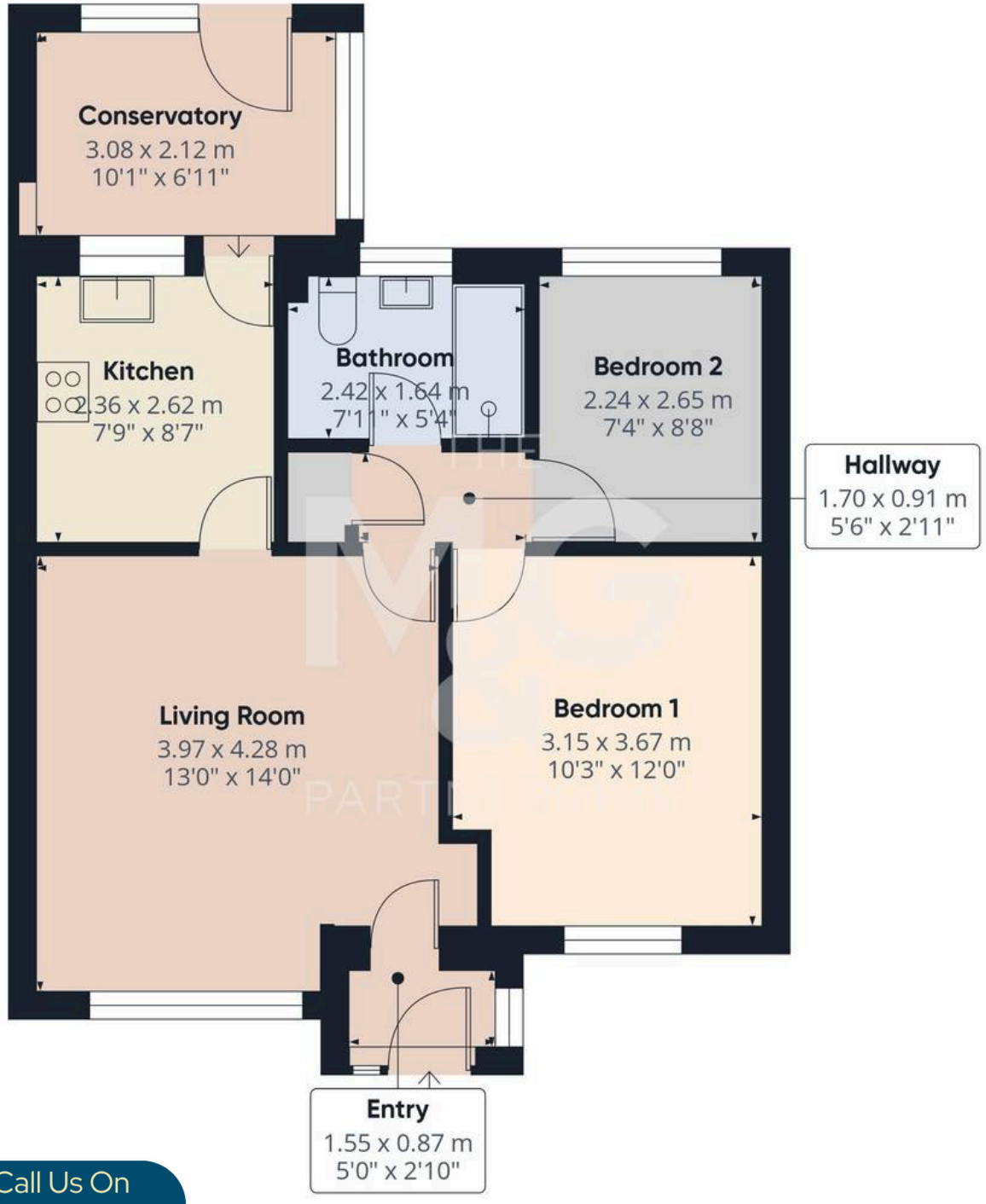
BROADBAND - Ofcom states Superfast broadband is available
Mobile - Ofcom states all mobile phone providers are likely







THE M&G PARTNERSHIP
Interested? Call Us On
01284 755526



THE Mortimer & Gausden PARTNERSHIP

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.

GIRAFFE360

THE M&G PARTNERSHIP
Interested? Call Us On
01284 755526







For more details about this property, or any of the many superb homes we currently have available, please get in touch.

Established in 2008, The Mortimer & Gausden Partnership is proud to be one of the area's leading independent estate agents, with over 135 years of combined experience.

Our exceptional local knowledge, personal service and professional approach enable us to offer honest advice, accurate valuations and outstanding results.

Whether you are thinking of selling now or simply exploring your options, we would be delighted to provide a market appraisal.

01284 755526

mail@mortimerandgausden.co.uk

www.mortimerandgausden.co.uk

7 Langton Place, Bury St. Edmunds, Suffolk IP33 1NE

Please note: These details have been carefully prepared in accordance with the Sellers instructions, however their accuracy is not guaranteed. Measurements are approximate and where floor plans have been included, they serve purely as a guide to general layout and should not be used for any other purpose. The photographs displayed are also for promotional purposes only, and do not indicate the availability to purchase any of the fixtures and fittings. We have not tested any services or appliances, and potential purchasers should make their own enquiries to ensure that they are of a satisfactory working standard. Important: No person in the employment of Mortimer & Gausden Limited has any authority or ability to make or give warranty or representation whatsoever in relation to this property. If you are in any doubt as to the correctness of any of the content contained in either these details, our advertising or website, please contact our offices immediately. The Mortimer & Gausden Partnership is a trading name of Mortimer & Gausden Ltd.