



The Croft, Bardwell, Bury St. Edmunds, Suffolk, IP31 1AN

MARK · EWIN
BURY ST EDMUNDS

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Suffolk, IP31 1AN

Offered for sale with NO ONWARD CHAIN is this three-bedroom detached bungalow in the charming village of Bardwell.

The property offers an entrance hall, spacious sitting/dining room, well-appointed kitchen, three bedrooms and a convenient wet room completes the accommodation.

Outside, the rear garden is mainly laid to lawn with borders for a variety of flowers and shrubs and a patio area. To the front, the garden is laid to lawn with a driveway to the side leading to the single garage.

Additional information:

Tenure: Freehold

Council Tax Band: C

EPC Rating: D

Services: Mains electric, drainage and water.

Heating via oil fired central heating. Please note none of the services have been tested by the selling agent



Directions

From Bury St Edmunds proceed north east on the A143 towards Diss, passing the villages of Great Barton and Ixworth. After Ixworth turn left at the roundabout onto the A1088. Take the next right to Bardwell. Proceed into the village on Bardwell Road. Continue onto Low Street and then turn right onto Quaker Lane. Take the next left onto The Croft and the property will be found on the right-hand side towards the end of the road.

Location

The village of Bardwell situated between Ixworth and Stanton and offers amenities to include village shop, post office, primary school, playing field and a village hall. Bardwell is situated approximately 10 miles from Bury St Edmunds and provides excellent access to the A14 dual carriageway, linking Stowmarket (with its main line rail link to London), Newmarket, Cambridge and London via the M11 motorway.

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Accommodation:

Sitting Room 15' 2" x 13' 11" (4.62m x 4.23m)

Dining Room 10' 5" x 10' 3" (3.17m x 3.13m)

Kitchen 13' 0" x 9' 10" (3.97m x 3.00m)

Bedroom One 13' 2" x 9' 11" (4.01m x 3.02m)

Bedroom Two 13' 0" x 10' 5" (3.95m x 3.18m)

Bedroom Three 10' 7" x 9' 0" (3.22m x 2.74m)

Wet Room 9' 9" x 7' 10" (2.98m x 2.39m)



Additional Information:

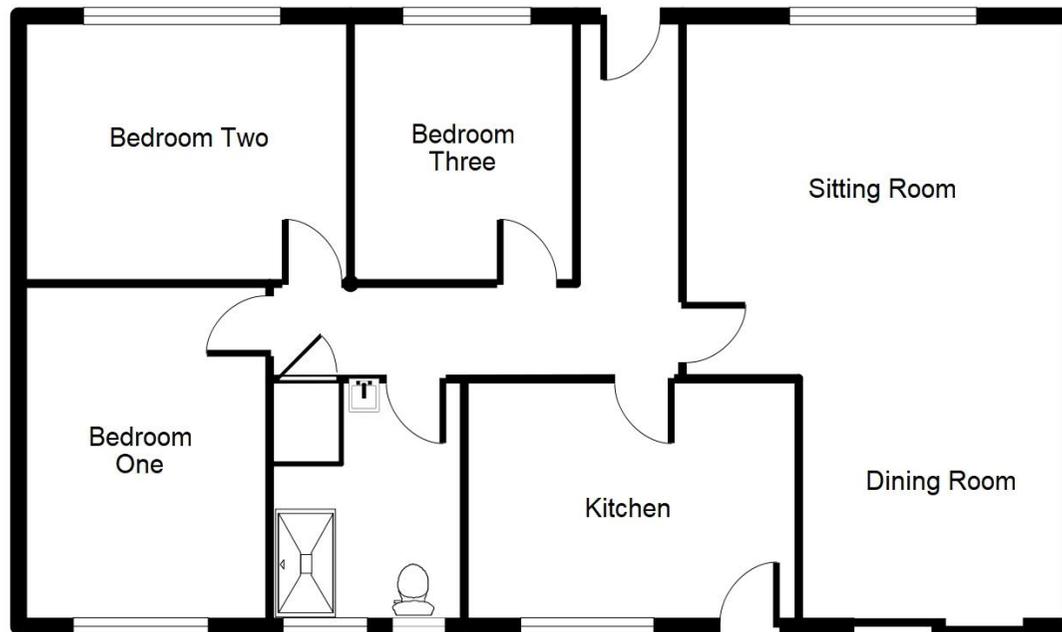
Council Tax Band: C

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Guide Price £375,000
Freehold





For identification only -Not to scale
(c) Visual Floor Planner

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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