



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

**MARK · EWIN**  
BURY ST EDMUNDS

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

**REFURBISHMENT OPPORTUNITY** - An attractive end of terrace house located in the popular village of Barrow overlooking the village pond.

The property offers ground floor accommodation to include an entrance hall, sitting/ dining room, kitchen, rear lobby and cloakroom.

On the first floor there are two bedrooms and a family bathroom with shower. Outside to the front there is a lawned area with path to the front door and to the rear is a generous lawned garden.

Please note there is a path to the rear of the property providing neighbours with access to their property.

### Additional Information

Tenure-Freehold

Council Tax Band-B

EPC-TBC

Services-Mains Electric, drainage and water.  
(Please note none of the 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:**

Sitting Room 13' 7" x 11' 1" (4.13m x 3.38m Max)

Dining Room 11' 11" x 9' 1" (3.64m x 2.78m)

Kitchen 10' 5" x 8' 7" (3.18m x 2.61m)

Utility 5' 7" x 5' 11" (1.69m x 1.81m)

Cloakroom 5' 8" x 2' 10" (1.72m x 0.87m)

Bedroom One 11' 11" x 14' 9" (3.62m x 4.5m)

Bedroom Two 12' 2" x 9' 6" (3.72m x 2.89m)

Bathroom 7' 0" x 5' 5" (2.14m x 1.65m Max)

First Floor WC 4' 11" x 2' 11" (1.50m x 0.9m)

**Additional Information:**

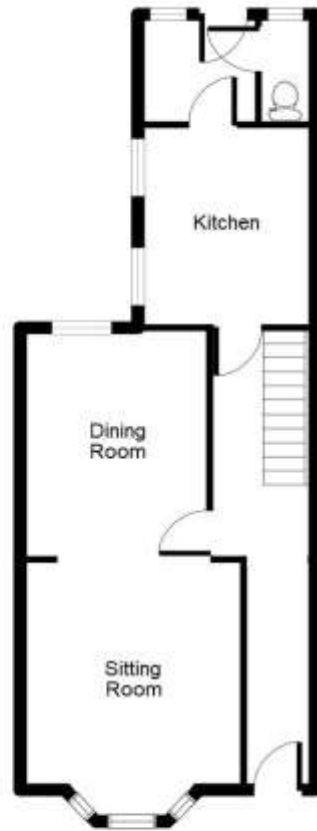
Council Tax Band: B

EPC Rating:

Tenure: Freehold

**Offers over £200,000  
Freehold**





Ground Floor



First Floor

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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