



The Street, Horringer, Bury St. Edmunds, Suffolk, IP29 5SA

MARK · EWIN
BURY ST EDMUNDS

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Edmunds, Suffolk, IP29 5SA

A charming period residence, offering ample potential for enhancement, nestled within the sought-after village of Horringer.

The ground floor presents a sitting room, dining room, kitchen, spacious walk-in pantry, and a bathroom complete with a separate WC. Transitioning to the first floor, you'll find three bedrooms, two of which boast captivating Victorian-style fireplaces.

Outside, the property is embraced by a sizable front garden, featuring a path leading to the front door and a lawn to the side. The garden envelops the property, guiding you to an expansive rear garden laid to lawn and bordered by hedges. The property sits on a plot of approximately 0.26 of an acre.

Additional Information:

Tenure: Freehold

EPC Rating: TBC

Council Tax Band: C - £1,734.32 (Source West Suffolk)

Services: Mains, Electric, Water and Drainage. Heating is offered via Electric Storage Heaters. (Please note that none of these services have been tested by the selling agent.)



Directions

Leaving Bury St Edmunds via the A143 (Horringer Road), continue into the village of Horringer and the property can be found on the left-hand side marked by our For Sale board.

Location

Horringer village has a thriving community with two public houses, primary school, community centre, a picturesque church and quite significantly the Ickworth Park and Rotunda which is managed by the National Trust.

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Accommodation:

Porch 5' 7" x 4' 5" (1.69m x 1.35m)

Entrance Hall 16' 10" x 6' 9" (5.13m x 2.06m)

Living Room 12' 4" x 12' 0" (3.77m x 3.65m)

Dining Room 13' 7" x 12' 4" (4.15m x 3.76m)

Kitchen 10' 1" x 9' 5" (3.07m x 2.86m)

Pantry 7' 10" x 5' 3" (2.40m x 1.60m)

Bathroom 7' 1" x 5' 11" (2.17m x 1.80m)

Landing 8' 10" x 3' 3" (2.68m x 0.99m)

Bedroom One 15' 2" x 12' 5" (4.63m x 3.79m)

Bedroom Two 12' 4" x 10' 0" (3.77m x 3.04m)

Bedroom Three 8' 9" x 8' 8" (2.67m x 2.63m)

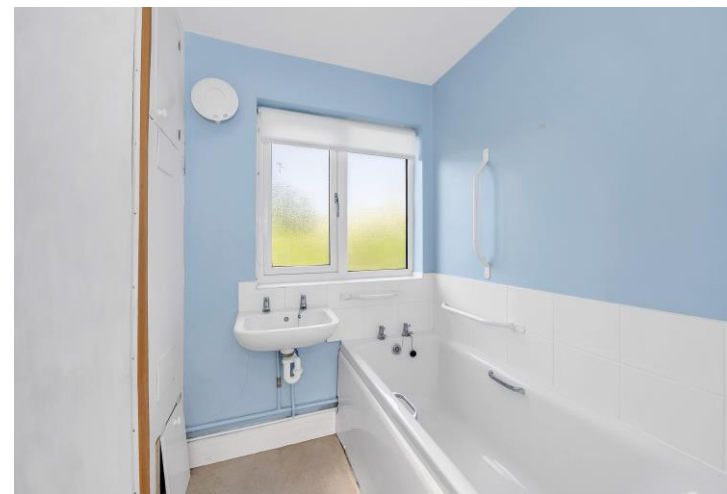
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Offers Over £300,000
Freehold





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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