



Beale Road, Barrow, Bury St. Edmunds, Suffolk, IP29 5ES

**MARK · EWIN**  
BURY ST EDMUNDS

Beale Road, Barrow, Bury St.  
Edmunds, Suffolk, IP29 5ES

CHAIN FREE. A two-bedroom, terraced property located in the popular and well-served village of Barrow.

The accommodation comprises on the ground floor of an entrance hall, cloakroom and open plan sitting room/kitchen with doors leading to the garden. On the first floor, there are two bedrooms and a modern bathroom.

Outside, the rear garden is mainly laid to lawn with a paved patio and is enclosed by fencing. Parking is offered via an allocated space to the front.

#### Additional Information

Tenure: Freehold

Mobile Coverage: EE, O2, Three & Vodafone are listed as 'likely' in this area. (Source Ofcom)

Broadband: Standard, Superfast & Ultrafast are available in this area. (Source Ofcom)

Services: Mains Electric, Water and Drainage. Heating via an Air Source Heat Pump.

(Please note that none of these services have been tested by the selling agent.)



#### Directions

Approaching the village from Bury St Edmunds along Bury Road, turn left on to Barrow Hill and left again onto Beale Road where the property can be found.

#### 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.

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**Accommodation:**

Entrance Hall 3' 9" x 9' 4" (1.14m x 2.84m)

Cloakroom 2' 11" x 6' 2" (0.89m x 1.88m)

Sitting Room 14' 7" x 11' 7" (4.44m x 3.53m)

Kitchen 7' 3" x 9' 8" (2.21m x 2.94m)

Landing 3' 3" x 9' 3" (0.99m x 2.83m)

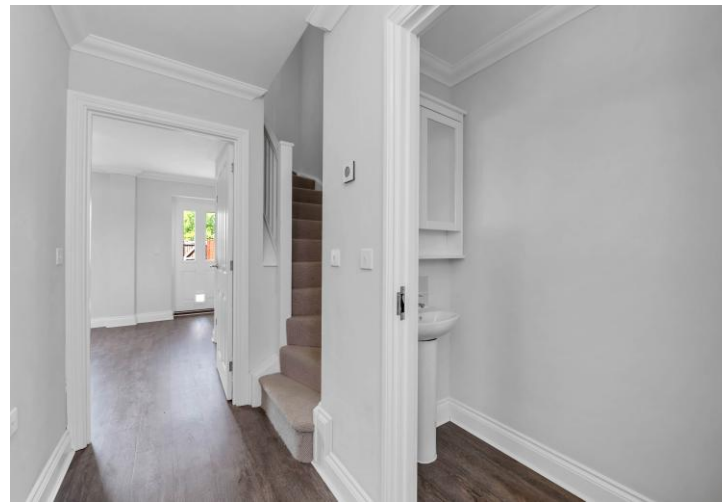
Bedroom 12' 2" x 10' 6" (3.71m x 3.21m)

Bedroom 10' 4" x 7' 9" (3.16m x 2.36m)

Bathroom 6' 6" x 5' 10" (1.99m x 1.78m)

Rear Garden

Parking



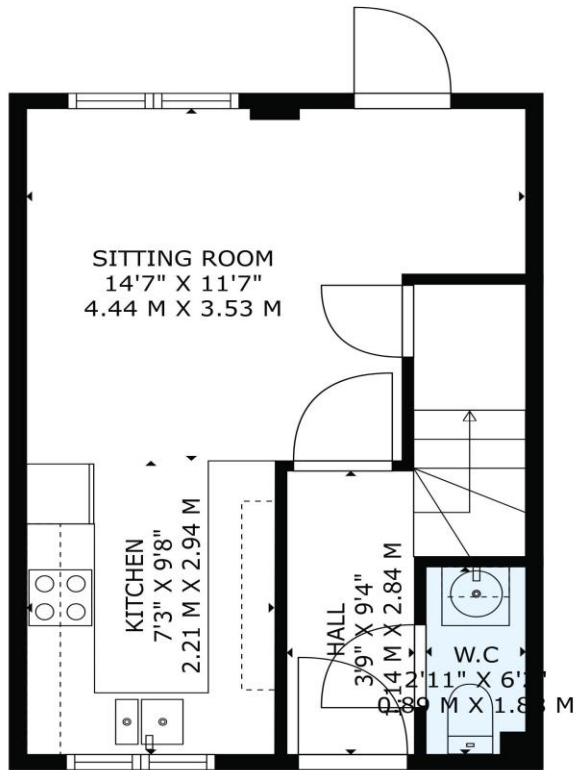
**Additional Information:**

Council Tax Band: B

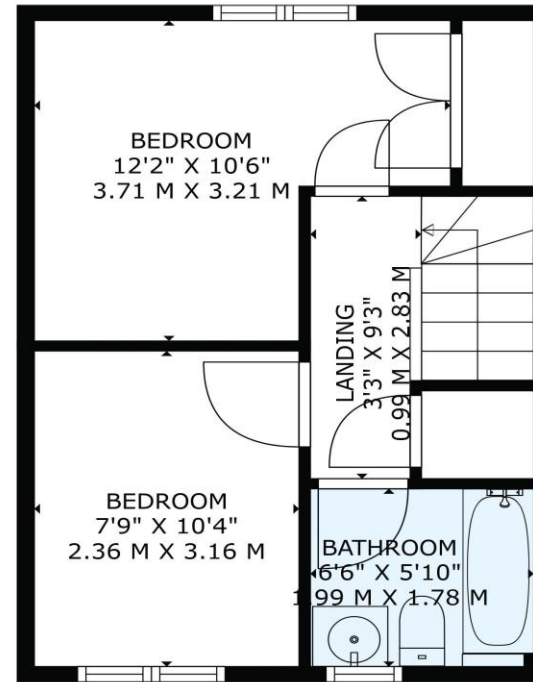
EPC Rating: B

Tenure: Freehold

**Offers Over £230,000  
Freehold**



FLOOR 1



FLOOR 2

**TOTAL: 620 sq. ft, 58 m2**

FLOOR 1: 310 sq. ft, 29 m2, FLOOR 2: 310 sq. ft, 29 m2

All Measurements Are Approximate, This Floor Plan Is a Guide Only. Produced By Dcqp.



**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.

[www.markewin.co.uk](http://www.markewin.co.uk)

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