

FOR SALE



45 The Green, Barrow, Suffolk IP29 5AA

3 Bedrooms, 2 Bathrooms, Semi-Detached House

Offers In Excess Of £325,000 FREEHOLD





- 3 Good Size Bedrooms
- En Suite
- Cloakroom
- Kitchen Diner
- Chain Free
- Council Tax C
- EPC C

Overlooking a charming village green, the house is a perfect blend of tranquillity and convenience. One of the major perks of this property is that it's chain-free, taking some stress out of the moving process. Plus, to top it off, there's a garage en bloc behind the property, providing that extra storage space or a secure spot for your vehicle.

THE ACCOMMODATION COMPRISES:

ENTRANCE HALL: With coconut matt, Karndean floor, radiator, telephone point, under stairs storage cupboard, stairs to first floor.

CLOAKROOM: Low level WC, Pedestal wash hand basin, tiled splashbacks, Karndean flooring, radiator.

LIVING ROOM: 15' 09" x 11' 00" (4.8m x 3.35m) Window to front, shutters, TV Point, radiator.

KITCHEN DINER: 17' 07" x 9' 00" (5.36m x 2.74m) With 1.5 inset sink and drainer with mixer tap over, cupboard under, range of wall mounted units, work surfaces over, units under, tiled splash backs, integrated dish washer and washer dryer, electric hob, double oven under, stainless steel hood over, ceramic tiled flooring, boiler, window to rear, French doors to garden.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



TO THE FIRST FLOOR:

LANDING: Cupboard housing insulated hot water tank, radiator.

MASTER BEDROOM: 11' 09" x 10' 02" (3.58m x 3.1m) Window to rear, wardrobe.

EN SUITE SHOWER ROOM: Low level WC, pedestal wash hand basin, shower cubicle, tiled splashbacks, shaver socket, window to side, radiator.

BEDROOM 2: 10' 03" x 9' 06" (3.12m x 2.9m) Window to front, radiator.

BEDROOM 3: 7' 00" x 8' 09" (2.13m x 2.67m) Window to rear, radiator. Loft access with ladder, the loft is boarded with light connected.

BATHROOM: Low level WC, pedestal wash hand basin, panelled bath with shower over, shaver socket, tiled splash backs, radiator.

OUTSIDE: To the front the garden is enclosed by metal picket fencing with gated pathway leading to front door, laid mainly to lawn, with established borders, and patio area. The rear garden is lawned with raised flower beds and areas of low maintenance borders, gate leading to front and to the leasehold garage, located as the first garage on the right.

ADDITIONAL INFORMATION:

Council Tax Band: C

Local Authority: West Suffolk

Mains water, gas and electricity connected

Oil Central Heating

Vacant possession on completion

ENERGY PERFORMANCE RATING C: A full copy of the report can be obtained from the Sales Agent or from: <https://www.gov.uk/find-energy-certificate>.

VIEWING ARRANGEMENTS: Strictly by appointment with the Sales Agent, Martin & Co. Please call 01284 701511 to arrange a mutually convenient time.

LOCATION: Delivering the very best of town and country the highly desirable Suffolk village of Barrow offers good local amenities including shops, pubs, primary school and Post Office. Approximately 10 miles from the bustling medieval market town of Bury St Edmunds. Good access to A14 giving easy access to Cambridge, Ipswich and further afield.



SPACE FOR FLOOR PLAN TO BE ADDED

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Accuracy: References to the Tenure of a 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. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** 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 the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.