

Fantastic First Home
Simpson Way
Barrow
Bury St Edmunds
Suffolk IP29 5EA
£200,000 - 75% Share
Freehold

haart
BURY ST EDMUNDS

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Available 8am - 10pm every day

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Ref: HRT011522077

Entrance Hall

Entrance door into hall. Karndene flooring. Stairs to first floor. Radiator.

Cloakroom/Utility

With low level WV. Wash hand basin. Tiled splash backs. Oak work surface. Plumbing for an automatic washing machine. Karndene flooring. Radiator.

Kitchen 8'0" x 10'0" (2.44m x 3.05m)

Window to front aspect. Wall mounted units and work surfaces with units under. Tiled splash backs. Ceramic tiled floor. 1 1/2 stainless steel inset drainer with mixer tap over and cupboard under. Electric hob with stainless steel hood over and double oven under. Plumbing for dishwasher. Radiator.

Lounge/Diner 14'1" x 16'0" max 12'5" min (4.29m x 4.88m/3.78m)

Window to rear aspect. Part glazed door to garden. Radiator. Karndene flooring. 1 wood panelled wall. Under stairs storage cupboard.

First Floor Landing

Radiator. Access to part boarded loft with ladder.

Bedroom One 8'7" x 14'2" (2.62m x 4.32m)

Window to front aspect. Radiator. TV point. Half panelled wall.

Bedroom Two 10'0" x 13'4" max 8'8" min (3.03m x 4.06m/2.64m)

Two windows to rear aspect. Radiator. Telephone point. Double wardrobe. Half panelled wall.

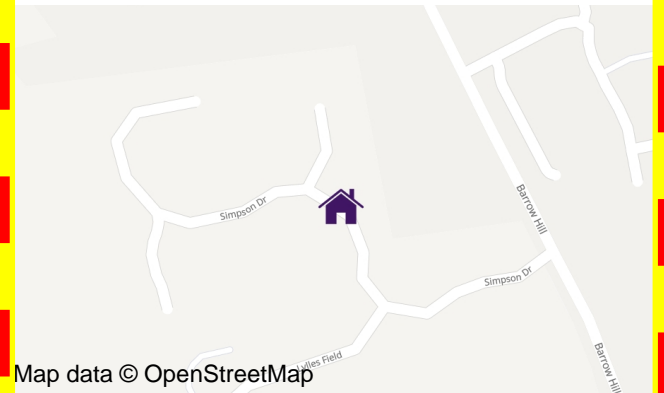
Bathroom

Suite comprising low level WC. Pedestal wash hand basin. Panelled bath with shower attachment. 3/4 tiled splash backs. Shaver point. Karndene flooring. Window to front aspect. Airing cupboard housing insulated hot water tank.

Outside

The front garden area is low maintenance with a pathway to the front door and two parking spaces. The rear garden has a patio area with the remainder being laid to lawn with a shed and fields at the rear. There is gated access to the rear.

Agents Note



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		124
(92+) A		
(81 to 91) B	87	
(69 to 80) C		
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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