



Greys Glebe, Barnardiston, CB9 7TN

CHEFFINS

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Barnardiston,
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**** No Onward Chain**** A beautifully presented three bedroom bungalow occupying a generous plot within the desirable village of Barnardiston. The property enjoys versatile living accommodation, is set back from the road and presents an excellent opportunity for those seeking a comfortable home in a picturesque location.

LOCATION

Barnardiston is a village and parish in the West Suffolk district of Suffolk, England. The village is located about four miles north-east of Haverhill off the A143.

3 2 2

Guide Price £359,950





ENTRANCE HALL

Radiator, storage cupboard, airing cupboard, access to loft, window to front, doors to:

LIVING ROOM

Window, radiator, door to conservatory.

KITCHEN

Fitted base and eye level units with worktop over, one and half bowl sink with mixer tap, integrated dish washer and fridge, electric oven and hob with extractor over, window, radiator, door to conservatory.

CONSERVATORY/DINING ROOM

Large P-shaped conservatory, upvc construction with power and lighting connected, two double radiators, French doors to garden, door to:

UTILITY

Plumbing for washing machine, space for tumble dryer, space for fridge/freezer, oil fired boiler, window to side.

BEDROOM TWO

Window to rear, radiator.

BATHROOM

Three piece suite comprising panelled bath, pedestal wash hand basin, low wc, obscure window, radiator.

INNER HALL

Radiator, window to front, two storage cupboards.

BEDROOM ONE

Vaulted ceilings, dual aspect windows to side, radiator, French doors to rear garden.

BEDROOM THREE

Radiator, Sliding wardrobes, French doors to rear garden.

SHOWER ROOM

Three piece suite comprising shower enclosure, pedestal wash hand basin, low wc, extractor fan, radiator.

OUTSIDE

The bungalow sits central to the plot, with a generous lawn wrapping around the front and side of the

property, there is a green house which will remain. There is a large shed to the front, with power and lighting connected, enclosed by hedging and a picket fence. A private and low maintenance shingle area sits to the rear of the property behind the conservatory and enclosed by fencing with a rear access gate.

PARKING

There is communal parking to the rear of the property. The current owners lease their garage through the local authority, potential purchasers should contact West Suffolk Council for further information.

AGENTS NOTE

AGENTS NOTE - For more information on this property, please refer to the Material Information brochure that can be found on our website.

The vendors have made us aware that the property is oil central heating. The property is situated on mains drainage

Viewings Strictly by appointment through the selling agents.

SPECIAL NOTES - 1. None of the fixtures and fittings are included in the sale unless specifically mentioned in these particulars.

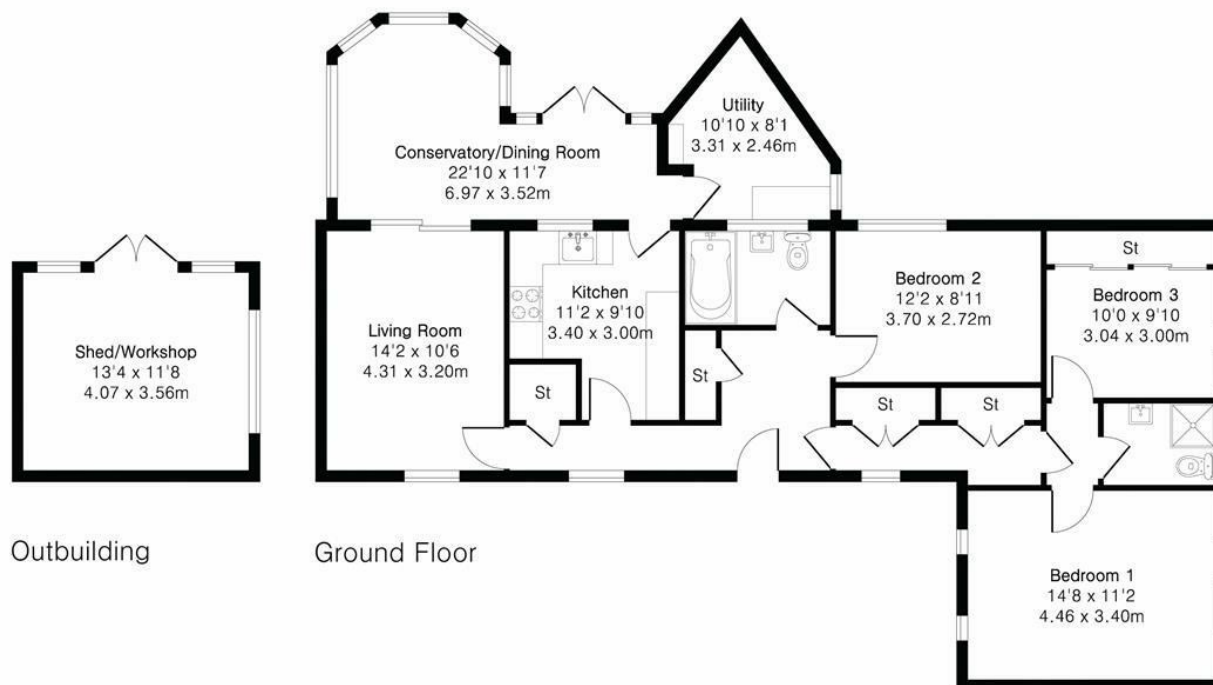
2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering into any commitment. Please note that any request for access to test services is at the discretion of the owner.

3. Floorplans are produced for identification purposes only and are in no way a scale representation of the accommodation.



**Approximate Gross Internal Area 1177 sq ft - 109 sq m
(Excluding Outbuilding)**

Outbuilding Area 156 sq ft – 14 sq m



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

Guide Price £359,950

Tenure – Freehold

Council Tax Band – C

Local Authority – West Suffolk



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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