



The Street

Great Barton

Guide Price £325,000

LACY SCOTT
& KNIGHT

est. 1869

Post Office

1-3 The Street | Great Barton | Bury St. Edmunds | IP31 2QP

Bury St Edmunds 3.7 miles, Thetford 11.4 miles, Newmarket 19.8 miles

4 bedroomed mid terrace house, in need of modernisation. Presenting a unique opportunity to increase the living area into the old Post Office or investment opportunity to split the property into two separate dwellings.

4 Bedrooms | Mid Terrace | Investment Opportunity | Opportunity to Extend | Kitchen | Living/Dining Room | Sitting Room | Old Post Office | Store Rooms | Garden | Sought After Village | Off Road Parking | Electric Heating

Post Office

1-3 The Street, Great Barton is a 4 bedroomed mid terraced property which offers a unique opportunity to either extend the downstairs living area into the Post Office or divide the property into two separate dwellings as an investment opportunity. The property presents flint elevations under a slate pitched roofline. The accommodation is arranged over ground and first floor, the ground floor accommodation comprises kitchen, living/dining room, post office with an array of storage room to both the front and the back. First floor level accommodation includes additional sitting room, study, 4 bedrooms, w/c and family bathroom.

Outside

1-3 The Street offers ample off road parking, to the and is approached via shared driveway which wraps around to the rear of the property. The garden of the property is of particular note, offering a high level of privacy, and flexibility with part lawned and the other lends itself to a vegetable and flower patch. There is also an array of sheds.



Location

1-3 The Street is located in the sought after village of Great Barton. Great Barton offers a petrol station, village school, church and post office. The village is situated approximately 3 miles from the historic market town of Bury St. Edmunds. The village provides excellent access to the main road networks including the A14 dual carriageway and A143 to Diss.

Property Information

Services: Mains electricity, water and drainage. Electric storage heaters.

Local Authority: West Suffolk District Council. Council Tax Band D.

Tenure: Freehold.

Broadband: Superfast broadband is available at the property, with predicted download speeds of 80 Mbps and predicted upload speeds of 20 Mbps.

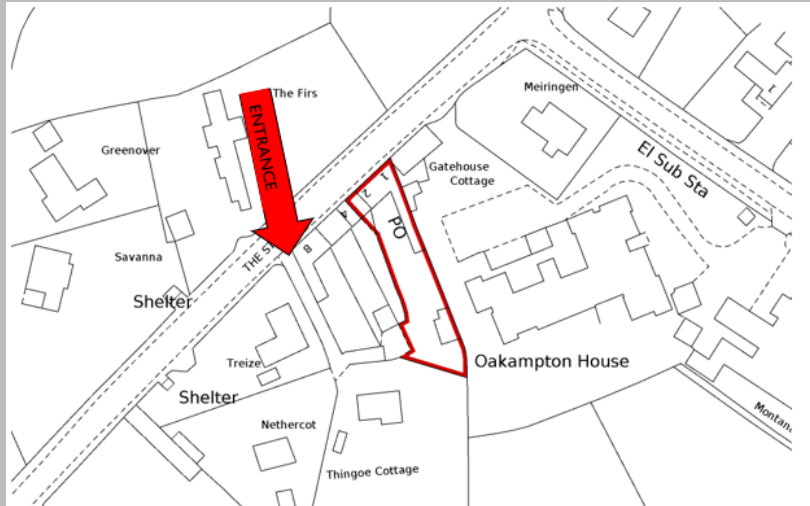
Mobile Signal Coverage: Inside the property it is likely calls can be made, however, data is limited. Outside the property calls and data are likely. (For more information, please visit the Ofcom website).

Agent's Note

The entrance to the property is narrow, please be careful when turning in from the road.

Directions

Proceed out of Bury St Edmunds along the A143 for approximately 3.1 miles. Take the right hand turn just before the property which will be marked with a Lacy Scott & Knight 'For Sale' board, the turning will lead down the drive way, follow the drive round to the left to the driveway for the property.



Plans, Areas and Schedules

These are based on the Ordnance Survey and are for reference only. They have been checked and computed by the Agents, and the Purchaser(s) shall be deemed to have satisfied themselves as to the description of the property, and any error or misstatement shall not annul the letting, nor entitle either party to compensation. The plans are for the purpose of identification only. In the event of any discrepancy between the plans and schedule of areas, the schedule of areas shall prevail.

Misrepresentation and Notices

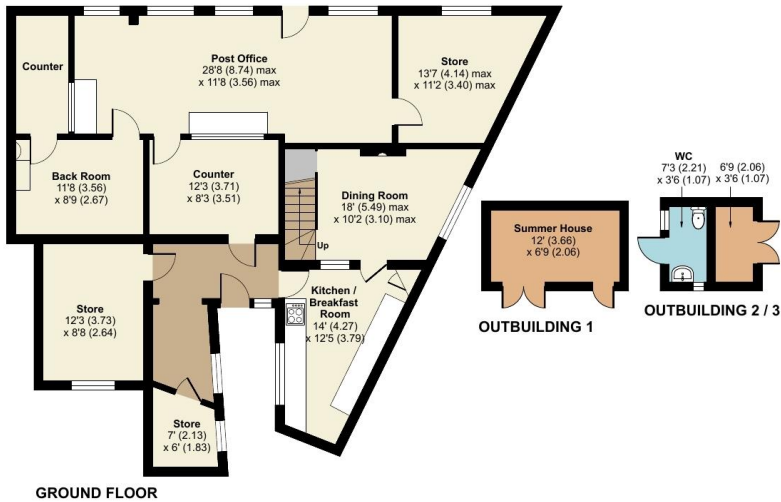
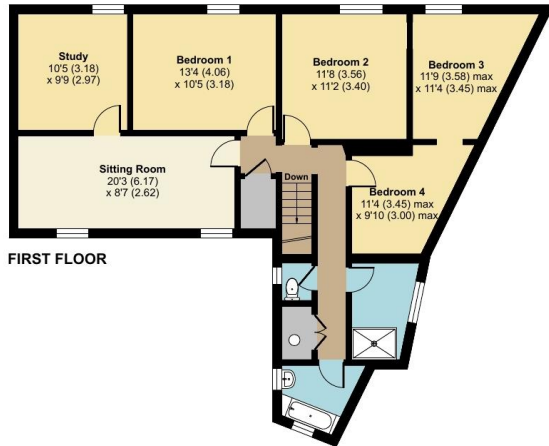
Lacy Scott & Knight for themselves and as Agents for the Seller of the property give notice that:-

- These Particulars are intended to give a fair and substantially correct overall description for the guidance of intending Purchaser(s) and do not constitute, nor constitute part of, an offer or contract. No responsibility is assumed for the accuracy of individual items.
- All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending Purchaser(s) should not rely on them as statements or representations of facts, but must satisfy himself by inspection or otherwise as to the correctness of each item.
- No person in the employment of Lacy Scott & Knight has any authority to make or give any representation or warranty whatever in relation to this property or these particulars not to enter into any contract relating to the property on behalf of Lacy Scott and Knight nor any contract on behalf of the Sellers.
- No responsibility can be accepted for any expenses incurred by any intending Purchaser(s) in inspecting properties which have been sold or withdrawn.
- Should any dispute arise as to the boundaries or an pre-contract points on the General Remarks and Stipulations, Particulars, Schedule, Plans or the interpretation of any of them, the questions will be referred to the arbitration of the Agents, whose decision shall be final.

The Street, Great Barton, Bury St. Edmunds, IP31



Approximate Area = 2396 sq ft / 222.5 sq m
 Outbuildings = 130 sq ft / 12 sq m
 Total = 2526 sq ft / 234.5 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nixhocom 2024. Produced for Lacy Scott & Knight. REF: 1216257



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 78 |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | 30 | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

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