



Victoria House
Church Road | Barningham | IP31 1DD
Offers Over £300,000

twgaze

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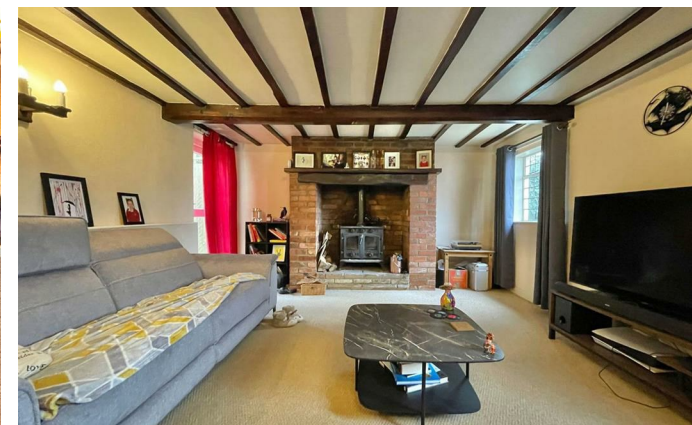
Spacious character property with over 1400 sq.ft of accommodation. 3 bedroom. Living room with prominent fireplace, separate dining room and office. located in centre of the village. Enclosed, low maintenance rear garden. Driveway for 2-3 vehicles. No onward chain

- Set in the heart of Barningham village
- Character throughout with spacious hallway and landing
- Generous space on both floors
- with accommodation amassing 1400 sq.ft
- Sitting Room with prominent fireplace and wood burner
- Separate dining room and office
- Driveway with space for 2/3 vehicles
- Enclosed
- hardstanding rear garden
- No onward chain

Full Description

Location

Barningham is a popular West Suffolk village conveniently placed with quick access to both the A1066 and the A143 to Bury St Edmunds. The village hosts a range of handy amenities, including a useful Post Office/convenience store, The Royal George public house and Church of England primary school. The location of the village sits centrally between the towns of Thetford, Diss and Bury St Edmunds, all of which have a good selection of 'day to day' facilities, National retailers and supermarkets, secondary schooling options and various transport links.





The Property

Victoria House offers a great sense of space, with an impressive 1400 sq.ft of accommodation spread across both floors. The property, which is being sold with no onward chain, has two good size reception room along with an office, all of which are accessed from the hallway. The first floor again has a wide landing with doors off to three bedrooms and a bathroom, with separate shower cubicle.

Outside

Hardstanding driveway allows parking for 2-3 vehicles. The rear garden is low maintenance with paving which wraps around to the side of the property to where a wooden garden shed can be found.

Agents note

There is a flying freehold. A section of the neighbouring property sits above the side entrance lobby.

Services

Mains water, electricity and oil fired central heating

How to get there

What3words:///wishes.interrupt.workshops

Viewing

By appointment with TW Gaze.

Tenure: Freehold

Council Tax Band: D

Ref: 2/19764/RM



Total area: approx. 137.9 sq. metres (1484.1 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(12 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	

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