

Summary

A modern & spacious 2 double bedroom semi detached home in the popular and well served village of Elmswell. This home boasts driveway providing parking for two cars, a good size garden, ground floor cloakroom, kitchen/diner and 2 double bedrooms. Viewing is highly recommended!

Description

Approximate Room Sizes

ENTRANCE HALL Stairs ascending, door leading to living room

LIVING ROOM 12' 03" x 10' 06" (3.73m x 3.2m)
Double glazed window to front, radiator, understairs storage

GROUND FLOOR CLOAKROOM W/C, pedestal wash hand basin, radiator

KITCHEN/DINER 14' 02" x 9' 10" (4.32m x 3m)
Double glazed window to rear and patio doors leading to the garden, range of wall and base units with work surfaces over incorporating sink with drainer, four ring gas hob with oven and extractor, built in fridge/freezer and built in washing machine, dining area, radiator.

FIRST FLOOR LANDING Loft access, doors to rooms and storage cupboard

MASTER BEDROOM 10' 01" x 14' 02" > 10'05"
(3.07m x 4.32m) Double glazed window to front, radiator

BEDROOM TWO Double glazed window to rear, radiator

BATHROOM W/C, pedestal wash hand basin, panelled bath with shower over and shower screen, radiator

OUTSIDE To the front of the property is driveway to side, gate access to garden.

The rear garden is laid to patio, remainder is laid to lawn and enclosed by wood panel fencing.

Additional Information

Local Authority – Mid Suffolk District Council

Council Tax Band – B

Tenure – Freehold

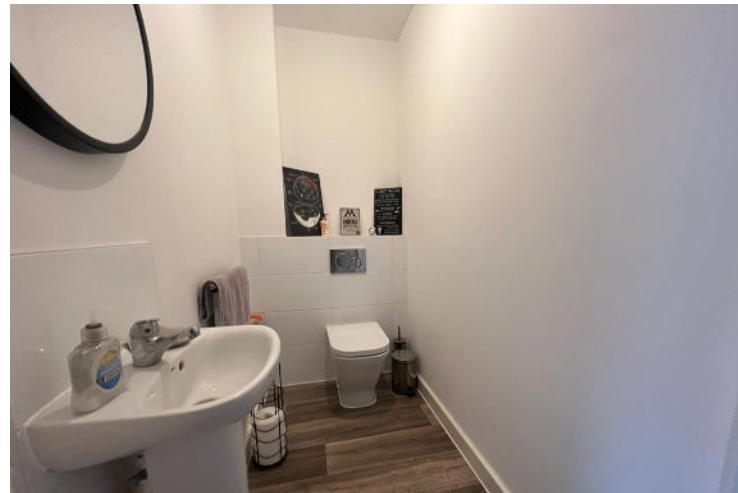
Services – Gas Central Heating

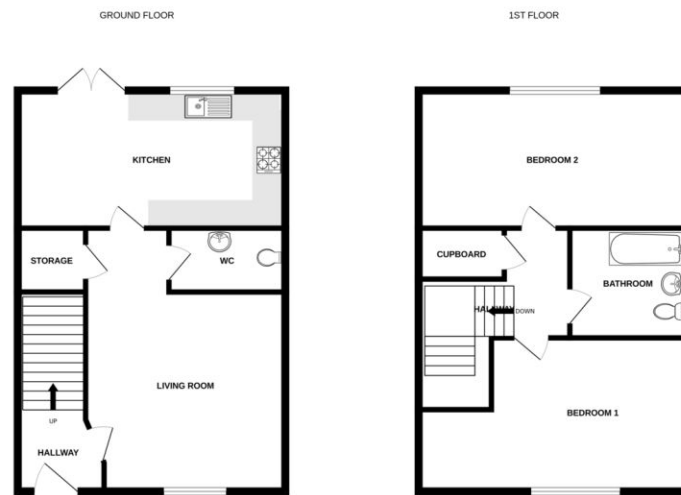
Post Code – IP30 9YH

Viewings by appointment

Bychoice Estate Agents

Tel: 01284 769598





Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of plots, buildings, roads and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as such for any prospective purchaser. The accuracy, quantity and quality of items shown here are not intended and no guarantee as to their quantity or efficiency can be given. Maps will accompany CD22.



If you would like to speak to one of our mortgage advisors call now – 01284 769598



Your home may be repossessed if you do not keep up repayments on your mortgage.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		

Contact Details

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

Farthing Land | Elmswell | IP30 9YH

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£235,000

- Semi Detached Modern Home
- Built By The Reputable Crest Nicholson
- Driveway Parking
- Kitchen/Diner
- Ground Floor Cloakroom