# Bychoice Bychoice

#### Summary

A rare opportunity to purchase this 2 bedroom end terraced property located in this popular village. Benefits include open plan lounge and dining room, fitted kitchen, first floor bathroom, good size rear garden, single garage and parking.

BEDROOM TWO 6' 8" x 11' 8" (2.03m x 3.56m) Double glazed window to rear aspect, radiator.

BATHROOM Bath with a shower attachment, shower screen, mixer taps, fully tiled decor, WC, pedestal basin, heated towel rail, tiled floor and double glazed window to rear aspect.

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### Description

Approximate Room Sizes ENTRANCE HALL Double glazed entrance door to the front aspect, staircase leading to first floor.

LOUNGE DINING AREA 11' 4" Plus storage x 21' 5" ( 3.45m Plus storage x 6.53m ) Double glazed window to front aspect, two radiators, double glazed french doors leading to rear garden, large storage cupboard underneath the staircase.

KITCHEN 8' 7" x 6' 7" ( 2.62m x 2.01m ) Double glazed window to rear aspect, work surfaces, inset 1.5 bowl unit, space for washing machine, integrated Bosch induction hob with extractor hood over, Bosch double oven, space for fridge/freezer, under cupboard lighting, wall and base units, tiled floor, integral slim line built in dishwasher and black and white tiles.

FIRST FLOOR LANDING Loft access and airing cupboard.

BEDROOM ONE 9' 5" x 12' 1" (2.87m x 3.68m) Double glazed window to front aspect, built in wardrobe, radiator. Additional Information

Local Authority – West Suffolk Council Council Tax Band – B Tenure – Freehold Services – Gas Central Heating Post Code – IP30 9DW







OUTSIDE The front property is mainly laid to lawn with a concrete pathway leading to the front door, To the rear of the property is a fully enclosed garden which is mainly laid to lawn with fences left, right and rear, gate leading to rear access and flower border surrounding. The garden also boasts a substantial decking area.

To the rear is the single garage in block with parking.

Viewings by appointment Bychoice Estate Agents Tel: 01284 769598





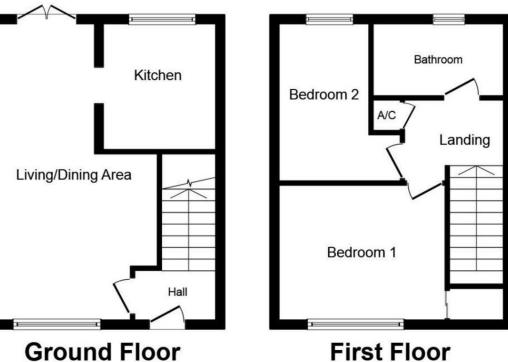






Elliston Close | Elmswell | IP30 9DW

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**Ground Floor** 

If you would like to speak to one of our mortgage advisors call now – 01284 769598 GK Mortgages ARLA CORIS Your home may be repossessed if you do not keep up repayments on your mortgage.

# **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 are 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

## Guide Price £230,000

- 2 Bedrooms
- Lounge Dining Room
- Fitted Kitchen
- Family Bathroom
- Gas Radiator Heating
- Double Glazing
- Good Size Gardens