

## 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.

## 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.

**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.

**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.

## Additional Information

Local Authority – West Suffolk Council

Council Tax Band – B

Tenure – Freehold

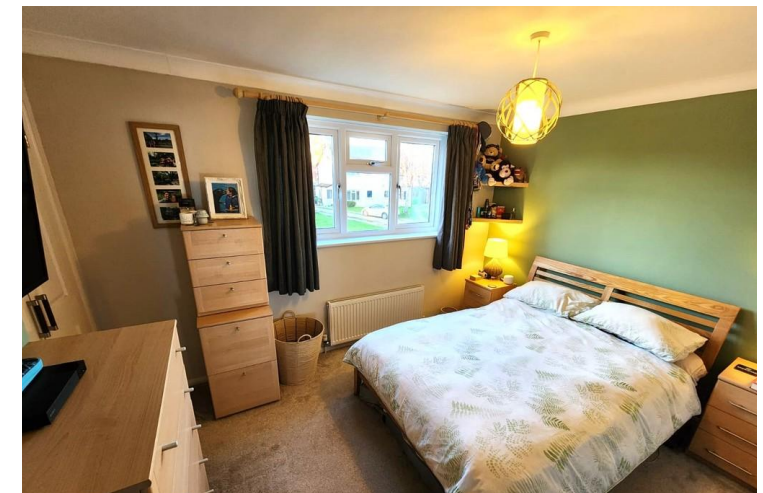
Services – Gas Central Heating

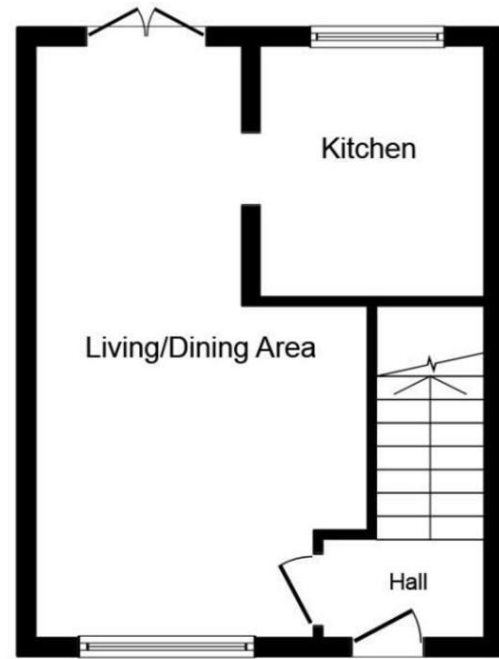
Post Code – IP30 9DW

Viewings by appointment

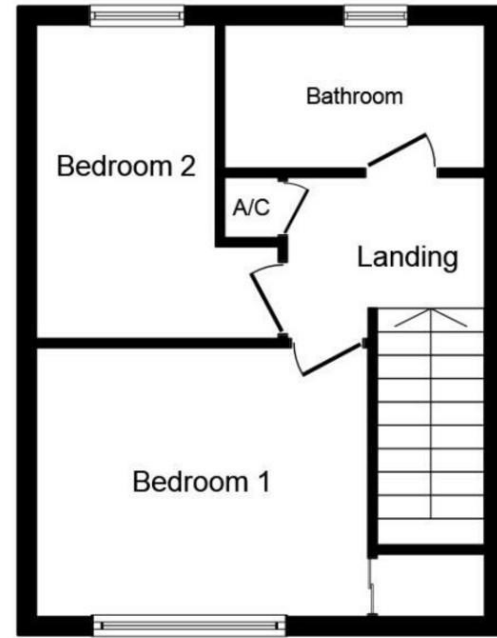
Bychoice Estate Agents

Tel: 01284 769598





**Ground Floor**



**First Floor**



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### 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

Elliston Close | Elmswell | IP30 9DW

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Guide Price £230,000

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