



Hall Lane, Elmswell, Bury St. Edmunds, Suffolk, IP30 9JH

**MARK · EWIN**  
BURY ST EDMUNDS

## Hall Lane, Elmswell, Bury St. Edmunds, Suffolk, IP30 9JH

Located in the popular and well-served village of Elmswell is this three-bedroom end of terrace home with spacious accommodation.

The property is ideally situated offering easy access to Elmswell's train station, with further facilities found close at hand.

The property offers a welcoming entrance hall, a light and bright sitting room, cloakroom and kitchen/breakfast room. The kitchen has an attractive range of gloss white wall and base level units incorporating a built-in oven with extractor over and integrated fridge freezer, washing machine and dishwasher and offers plenty of space for a table and chairs. From the kitchen dining room French doors open to the rear garden.

Moving to the first floor, the three bedrooms can be found, the principal bedroom benefits from an En-suite shower and the family bathroom completes the accommodation.

Outside, a pathway leads to the entrance door flanked by shingle and pots. The rear garden commenced with a paved patio area with the remainder being laid to lawn. The property benefits from off-road parking.

Additional information:

Tenure: Freehold

Council Tax Band: C - £1,734.32 (Source West Suffolk)

EPC Rating: B

Broadband: Fibre to House Services: Mains electric, gas, drainage and water.

Heating via gas fired central heating.

(Please note none of the services have been tested by the selling agent.)



### Directions

Travelling along Station Road passing the Train Station turn left onto St Edmund's Drive and left again onto Hall Lane,

### Location

Elmswell is a well-served village and offers a range of local shops, post office, chip shop, Chinese, nursery, primary school and pubs. There is also the train station and good access to the A14 towards Ipswich and Bury St Edmunds. The historic market town of Bury St Edmunds provides an excellent range of schooling, shopping, cultural and recreational facilities. There is good access to the A14 dual carriageway linking the east coast ports, Cambridge and London via the M11 motorway.

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**Accommodation:**

Entrance Hall 6' 5" x 2' 5" (1.95m x 0.74m)

Sitting Room 13' 11" x 12' 2" (4.25m x 3.70m)

Kitchen 15' 6" x 9' 5" (4.72m x 2.86m)

Cloakroom 6' 0" x 3' 4" (1.83m x 1.02m)

Bedroom One 11' 3" x 9' 8" (3.43m x 2.94m)

En-suite 5' 9" x 5' 7" (1.75m x 1.69m)

Bedroom Two 10' 10" x 8' 8" (3.30m x 2.63m)

Bedroom Three 10' 11" x 6' 7" (3.33m x 2.01m)

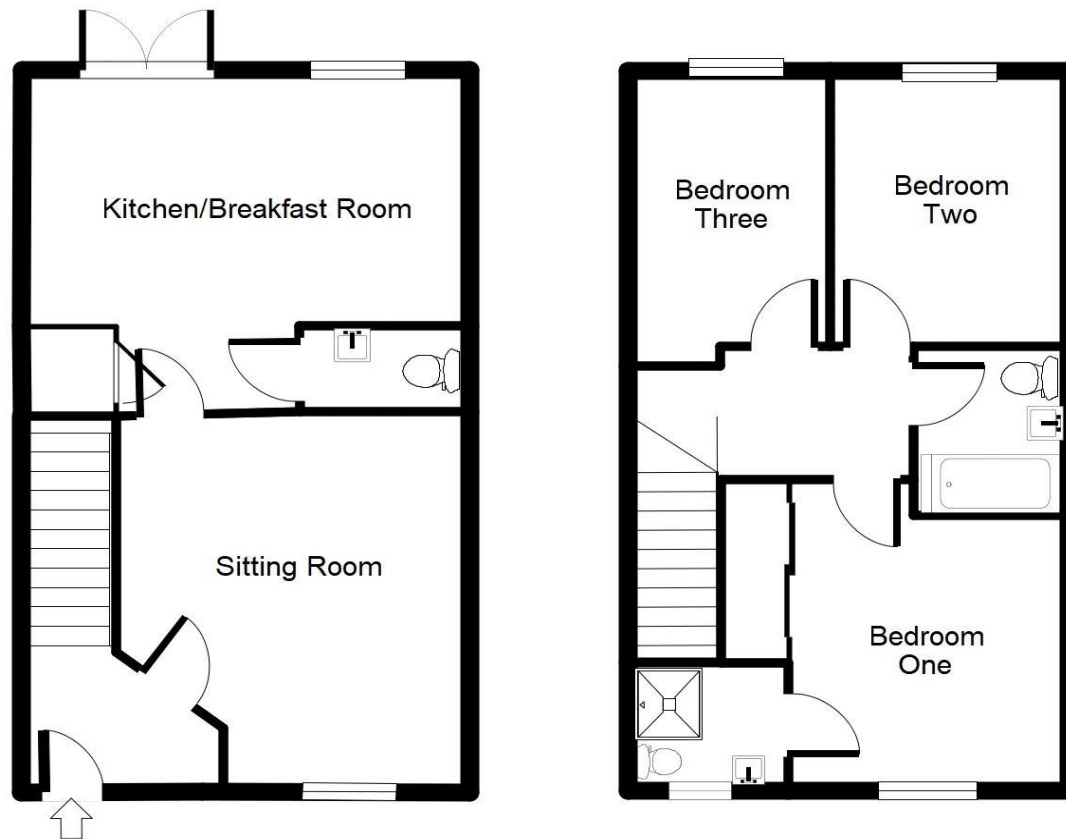
Bathroom 6' 8" x 5' 7" (2.02m x 1.69m)

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**Offers over £280,000**  
Freehold





For identification only -Not to scale  
(c) Visual Floor Planner

**MONEY LAUNDERING REGULATIONS 2003:** Purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

**PLEASE NOTE:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the Agents.

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