



Monks Path, Elmswell, Bury St. Edmunds, Suffolk, IP30 9TB

MARK · EWIN
BURY ST EDMUNDS

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Located in the popular and well-served village of Elmswell is this well-presented two-bedroom terraced 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, cloakroom, an open plan sitting/dining room and kitchen. The kitchen offers an attractive range of grey wall and base level units incorporating a built-in oven with extractor over and integrated fridge freezer. From the sitting/dining room French doors open to the rear garden.

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

Outside, the rear garden boasts a paved patio area with the remainder being laid to lawn. The property benefits from an allocated parking space.

*Agents Note: There is an annual maintenance charge of £77.00 for the upkeep of the communal grounds and road.

Additional information:

Tenure: Freehold

Council Tax Band: B - £1,665.49 (Source Mid Suffolk)

EPC Rating: B

Broadband: Standard, SuperFast & UltraFast available in this area via Openreach. (Source Ofcom)

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. Follow the road and take a right into Monks Path where the property can be found.

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.

Accommodation:

Entrance Hall 5' 4" x 4' 1" (1.63m x 1.25m)

Cloakroom 4' 11" x 4' 1" (1.51m x 1.24m)

Sitting/Dining & Kitchen 13' 1" x 21' 3" (4.00m reducing to 3.11m x 6.47m)

Landing 6' 8" x 6' 6" (2.02m x 1.99m)

Bedroom One 10' 2" x 9' 11" (3.09m x 3.02m)

Ensuite 10' 1" x 2' 11" (3.08m x 0.89m)

Bedroom Two 13' 1" x 8' 2" (3.98m x 2.50m)

Bathroom 6' 8" x 6' 2" (2.03m x 1.88m)

Rear Garden

Parking Space

Additional Information:

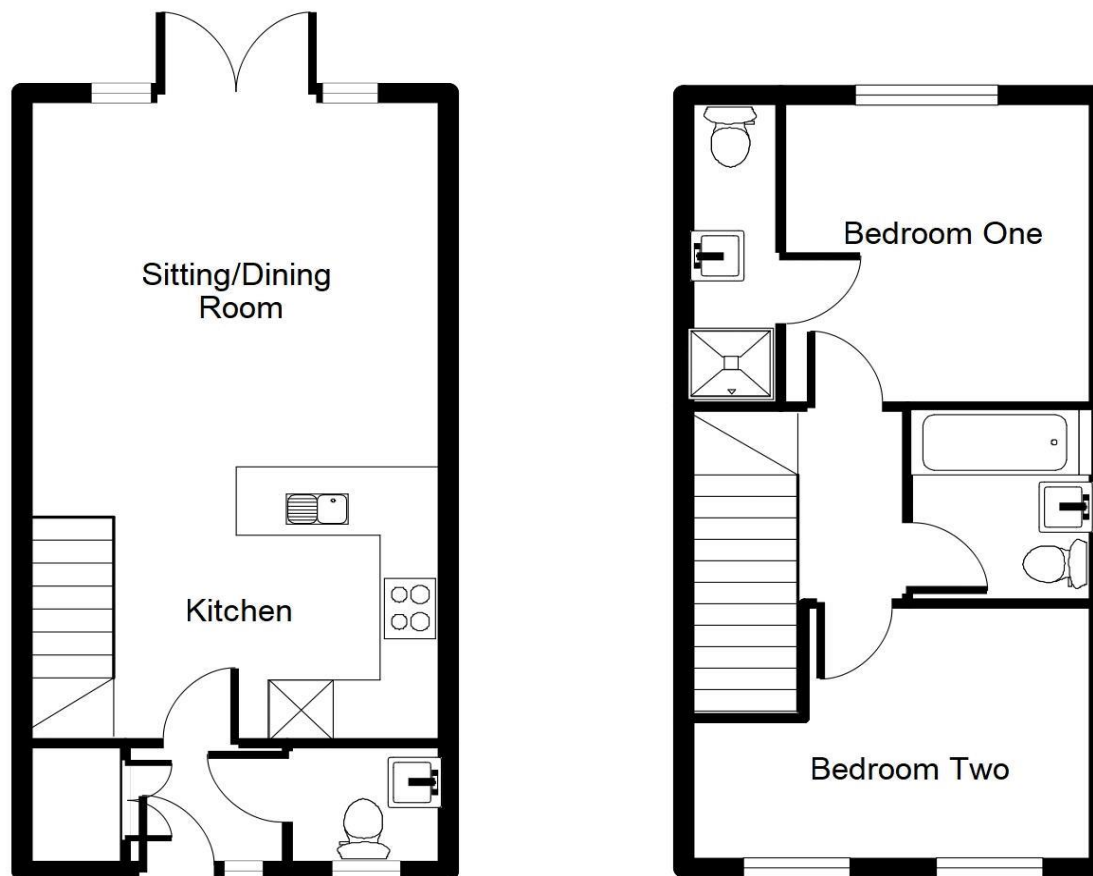
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Offers over £230,000
Freehold





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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