



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

MARK · EWIN
BURY ST EDMUNDS

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Suffolk, IP30 9LY

An immaculately presented three bedroom semi detached house located in the popular and well served village of Elmswell. On the ground floor, the property comprises, entrance hall with storage cupboard, Sitting room with double doors leading into the garden, modern fitted kitchen and dining room and the cloakroom completes the accommodation on the ground floor. On the first floor there are three bedrooms and a family bathroom, with the main bedroom benefiting from an ensuite.

Outside, the rear garden is mainly laid to lawn and is enclosed by fencing, the property also benefits from parking to the side.

Agents notes: there is an annual maintenance charge of £106.45

Additional Information

Tenure: Freehold

Mobile Coverage: EE, O2, Three & Vodafone are available in this area. (Source Ofcom)

Broadband: Standard, Superfast & Ultrafast are available in this area. (Source Ofcom)

Services: Mains Gas, Electric, Water and Drainage. Heating via gas central heating. (Please note that none of these 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 round around and the property will be on the corner on your right hand side.

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

Sitting Room 18' 8" x 10' 0" (5.68m x 3.05m)

Kitchen/Dining Room 16' 7" x 9' 8" (5.06m x 2.94m)

Cloakroom 6' 1" x 3' 2" (1.86m x 0.96m)

First Floor Landing

Bedroom One 12' 5" x 10' 0" (3.79m x 3.06m)

En-suite 3' 11" x 9' 2" (1.19m x 2.79m)

Bedroom Two 9' 3" x 9' 8" (2.83m x 2.94m)

Bedroom Three 7' 1" x 9' 8" (2.15m x 2.95m)

Family Bathroom 5' 7" x 6' 11" (1.71m x 2.11m)

Additional Information:

Council Tax Band: C

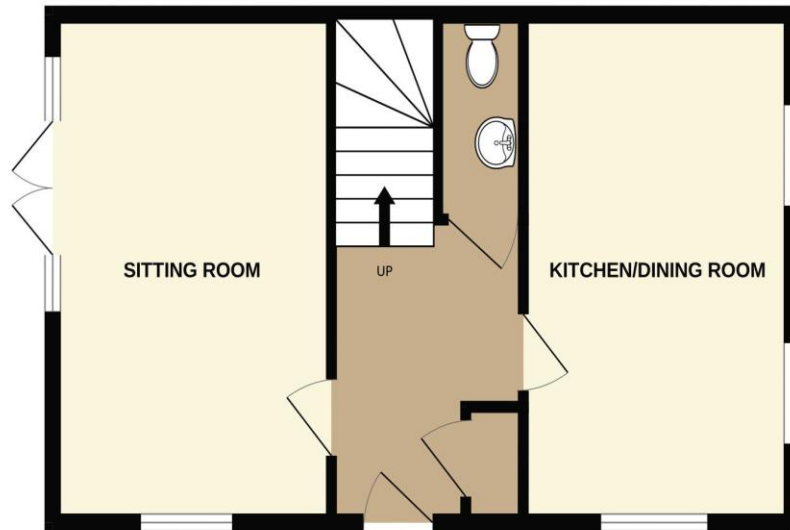
EPC Rating: B

Tenure: Freehold

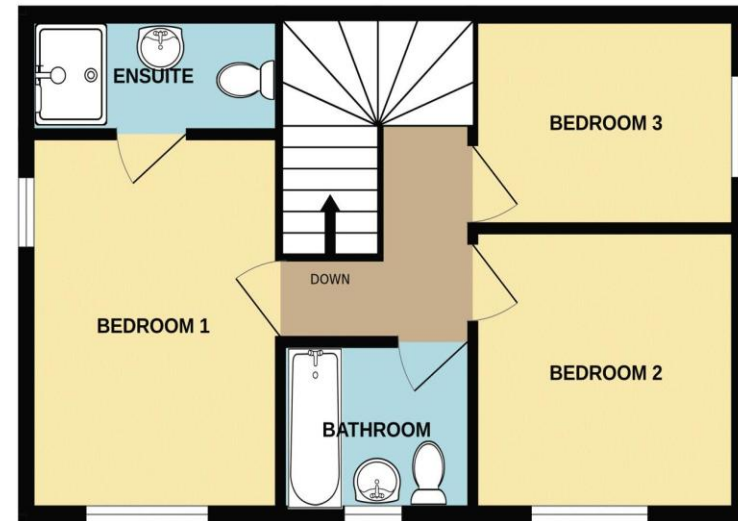
Offers Over £290,000
Freehold



GROUND FLOOR
443 sq.ft. (41.2 sq.m.) approx.



1ST FLOOR
420 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA : 863 sq.ft. (80.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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