









welcome to

Anselmo Station Road, Elmswell Bury St. Edmunds

This extended bungalow has been updated and offers a lovely open planned living space, off street parking and an enclosed garden. Situated close to amenities in the popular village of Elmswell this property should not be overlooked, call now to book your viewing!













Accommodation Entrance Porch

Window and door to front, vinyl floor and inner door to:

Entrance Hall

Electric radiator, access to loft, coved ceiling, wooden laminate flooring and built in cupboard.

Living Room

22' 5" x 16' 7" (6.83m x 5.05m)

Four windows to rear, French door to rear, Velux window, light tunnel, coved ceiling, spotlights, two electric and oil radiators, radiator, TV point and wooden laminate flooring.

Kitchen

12' x 10' 2" (3.66m x 3.10m)

Window to side, part glazed door to side, Wren wall and base units with roll top work surfaces, single sink with drainer and mixer tap, electric oven with induction hob and extractor fan, space for washing machine, integrated fridge freezer and dish washer, coved ceiling, splash backs, oil radiator and vinyl flooring.

Bedroom One

11' 4" x 10' 7" (3.45m x 3.23m) Window to front and side, coved ceiling, electric heater and carpeted flooring.

Bedroom Two

 $11' 4" \times 10' 7"$ ($3.45m \times 3.23m$) Window to front and side, electric heater and carpeted flooring.

Family Bathroom

Frosted window to side, panelled bath with shower over and screen, pedestal hand wash basin, low level flush W.C, part tiled walls, coved ceiling, electric heater, extractor fan and vinyl flooring.

Outside Front Garden

Paved garden allowing parking for multiple vehicles.

Rear Garden

Fence enclosed, patio and lawn areas with gated access.





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Anselmo Station Road, Elmswell Bury St. Edmunds

- Chain Free / Move In As Soon As You Can!
- Living/dining Room
- Wren fitted kitchen
- Off Road Parking
- Enclosed Garden

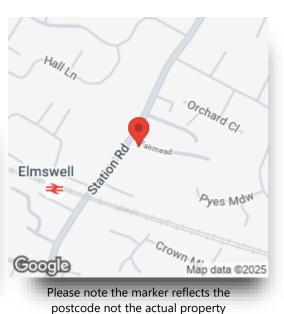
Tenure: Freehold EPC Rating: D

£260,000









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Property Ref: SMK104085 - 0006 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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