







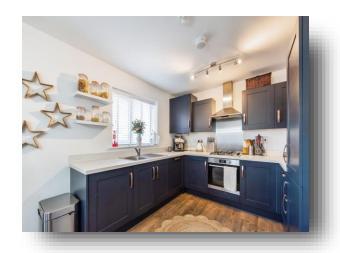


welcome to

Jervises Croft, Elmswell Bury St. Edmunds

This delightful three-bedroom semi-detached home boasts a kitchen/diner, living room and cloakroom on the ground floor and three bedrooms and two bathrooms on the first. Outside there is a fence enclosed rear garden, corner plot front garden with off street parking for two cars.













Accommodation Entrance Hall

Part glazed front door, stairs to first floor, radiator, understairs cupboard and vinyl flooring.

Lounge

18' 2" \times 9' 4" ($5.54m \times 2.84m$) Window to front and side, radiator, tv point and carpet.

Kitchen/Dining Room

9' 6" x 18' 3" (2.90m x 5.56m)

Window to front and side, French doors to rear garden, fitted with a range of wall and base units with roll top work surfaces, stainless steel single sink with drainer and mixer tap, electric oven with hob and extractor over, integrated fridge freezer, dishwasher, machine, radiator and vinyl flooring.

Downstairs Cloakroom

Low level Wc, pedestal hand wash basin with mixer tap, radiator, part tiled walls, extractor and vinyl flooring.

First Floor Landing

Built in cupboard, radiator and carpet.

Bedroom One

9' 4" x 9' 6" (2.84m x 2.90m) Window to front, access to loft, radiator and carpet.

En-Suite

Frosted window to front, fitted with a low level wc, pedestal hand wash basin with mixer tap, shower cubicle, heated towel rail, spotlights, shaver sockets and vinyl flooring.

Bedroom Two

8' 5" x 9' 6" (2.57m x 2.90m) Window to side, radiator and carpet.

Bedroom Three

14' 1" \times 9' 6" ($4.29m \times 2.90m$) Window to side, built in wardrobe, radiator, tv point and carpet.

Family Bathroom

Window to rear, fitted with a bath with shower over, wash basin and a WC, part tiled walls and radiator.

Outside

Rear Garden

Fence enclosed with access gate, patio and lawn areas.

Front Garden

Planting beds, hedging, path to door.

Parking

Two off street parking spaces.





welcome to

Jervises Croft, Elmswell Bury St. Edmunds

- Semi-detached House
- Three Bedrooms
- Off-street Parking
- Cloak Room, Family Bathroom & Ensuite
- Enclosed garden

Tenure: Freehold EPC Rating: B

£340,000









Please note the marker reflects the postcode not the actual property

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Property Ref: SMK103903 - 0003 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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