



**hizzy**  
property

[www.hizzyproperty.co.uk](http://www.hizzyproperty.co.uk)





hizzy  
property



## 3 Mill Lane, Elmsett, IP7 6LP

### Offers over £240,000

#### About the property

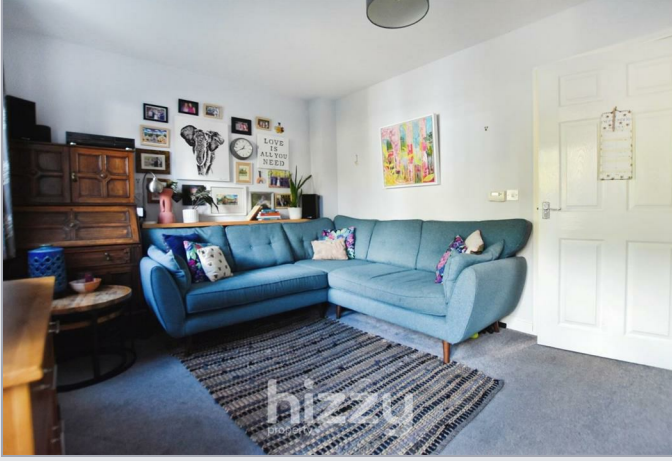
A nicely presented two bedroom modern end terraced home located on the outskirts of this popular village and offered for sale with two parking spaces and a wonderful rear garden. The property which would ideally suit first time buyers or a single person offers generous living space which includes a hall with useful built in storage, downstairs WC, fitted kitchen with a small breakfast bar, and a living/dining room to the rear overlooking the garden. Upstairs, there are two bedrooms both double in size and a bathroom which includes a bath and built in shower above.

#### Outside

The gardens are a real feature to this home and include a good selection of plants, flowers, shrubs along with a small pond, lawned area and a paved patio terrace. There is also a smart homemade summer house, along with three storage sheds and a greenhouse. There is side gate access and two allocated parking spaces within a small communal parking area to the rear. For those who have a dog or enjoy walking there is open countryside just around the corner.

#### Useful info

All mains services are connected with the heating being gas fired via radiators (not tested by the agents). Band "B" council tax rating with the local authority being Babergh and Mid Suffolk District Councils, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX. The What3words location is ///blogging.cluttered.shrubbery. Broadband Download Speed: Up to 41 mbps and Upload speed up to 8 mbps. Mobile coverage indoors: Limited on O2, Vodafone & EE. Outdoor coverage: Likely on EE, O2, Three & Vodafone. (Source Ofcom). There is a maintenance charge for the development currently at £150 per year paid to the Elmsett Mill Management Company for maintenance of the private road, play park etc.









- Well Presented End Terraced Home
- Wonderful Rear Garden
- Bathroom with Bath and Built in Shower
- Downstairs WC

- Two Double Bedrooms
- Fitted Kitchen with Small Breakfast Bar
- Edge of Village Location

- Two Allocated Parking Spaces
- Living/Dining Room Overlooking the Garden
- Summer House, Greenhouse & Storage Sheds





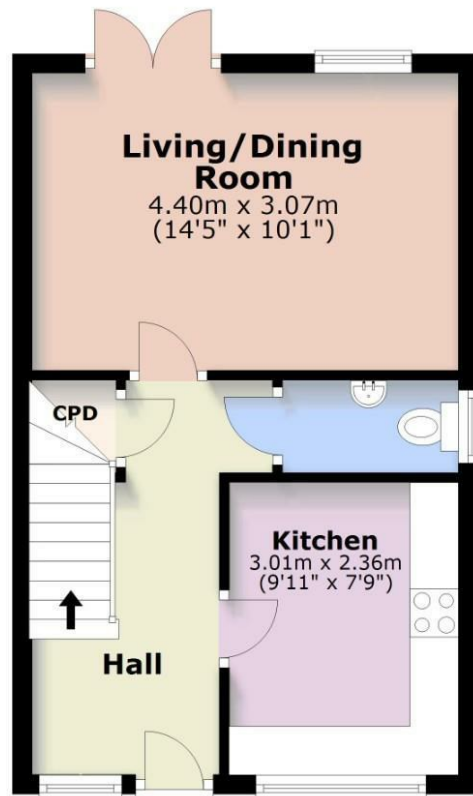


fizzly



### Ground Floor

Approx. 31.8 sq. metres (342.2 sq. feet)



### First Floor

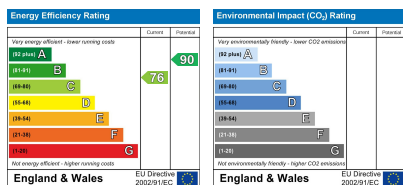
Approx. 27.4 sq. metres (295.1 sq. feet)



Total area: approx. 59.2 sq. metres (637.3 sq. feet)

The floor plan is intended as a guide only.  
Plan produced using PlanUp.

### EPC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



**hizzy**  
property

01473 875101  
[hello@hizzyproperty.co.uk](mailto:hello@hizzyproperty.co.uk)