



THE GRANARY

ELMSWELL, IP30 9HB

£120,000
LEASEHOLD

Ideally located in the heart of the popular village of Elmswell, this well-presented property offers an excellent opportunity for first-time buyers or investors. The home features a spacious double bedroom, a modern bathroom, and a bright open-plan kitchen and sitting room that creates a welcoming and versatile living space. With the added benefit of allocated parking and easy access to local amenities and transport links, this charming home combines convenience and comfort in a sought-after village setting.

allhomes

THE GRANARY

- Chain Free! New Boiler Installed December 2025
- Well Presented First Floor Flat
- Ideal First Home Or Investment Purchase
- Gas Central Heating
- Excellent Transport Links & Access To The A14
- Open Plan Living Accomodation
- Allocated Parking
- Good Size Double Bedroom
- Located In A Well-Served Village
- Step Inside Today With Our 360 Virtual Tour!



Entrance Hall

Large storage cupboard.

Kitchen

Stylish open plan design with a range of wall and base cupboard and drawer units with work tops over and inset sink and drainer. Built in oven with hob and extractor fan. Gas boiler. Secure entry phone system. Window to side.

Sitting Room

Well-proportioned room with window to side. Radiator.

Bedroom

Double room with wardrobe and side cabinet. Window to side. Radiator.

Bathroom

WC, pedestal wash basin, bath. Radiator. Window.

Outside

Parking

Allocated parking space plus 2 x visitors permits.

Agents Note

Management Fee - £61pm

Ground Rent - £25 every six months

New Boiler Recently Installed

Gas cert carried out September 2024

EICR Carried out 6th August 2020 and is valid for 5 years.

999 year lease with 977 years remaining.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

EPC Rating: C Council Tax Band: A

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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