



OLD SCHOOLS COURT, ELMSWELL

BURY ST. EDMUNDS, IP30 9NL

○ I E ○ £150,000
FREEHOLD

Tucked away in a non-estate setting, this charming quarter house offers the perfect balance of privacy and convenience, just a short stroll from various amenities. Ideal for first-time buyers or as an investment property, it boasts an entrance hall, a spacious living room with front views seamlessly open to a well-equipped kitchen, a generous bedroom, and a modern bathroom. Outside, a low maintenance enclosed front garden and off-road parking complete this inviting abode. Don't miss the chance to make it yours – schedule your viewing today!

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OLD SCHOOLS COURT,

- Non Estate Location • Sought after Village of Elmswell • Walking Distance of Shops • Electric Heating • Good Size Living Room • Large Bedroom • Fitted Bathroom • Low Maintenance Garden • Off Road Parking • Tucked Away Location



Entrance Hall

With main front door, window to front aspect

Living Room

With window to front aspect, stairs to first floor, opening to kitchen

Kitchen

Fitted with a range of matching wall and base level units with drawers and work surfaces over, inset stainless steel sink unit and drainer, space for electric cooker

First Floor

Landing

With loft access, built in airing cupboard housing hot water tank

Bedroom

Window to front aspect, low energy radiator

Bathroom

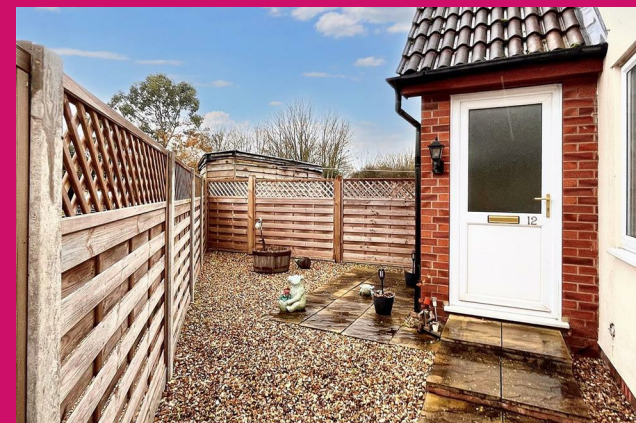
With fitted suite comprising bath with shower over, low level W.C, wash hand basin, tiled floor, tiled walls, heated towel rail

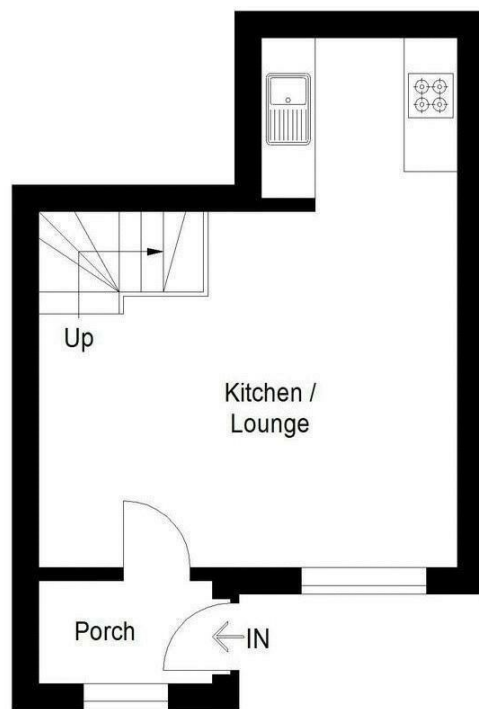
Outside

The garden is mainly to the front of the property, it is low maintenance and laid to patio with steps to front door, the remainder of the garden is shingled, it is enclosed by fencing with gate providing access. There is one parking space with property.

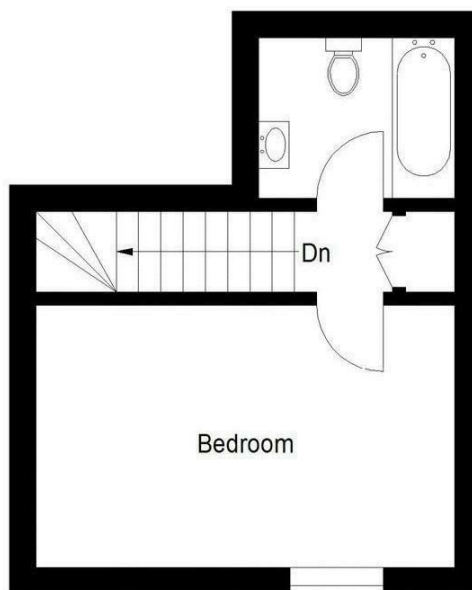


OLD SCHOOLS COURT, BIRMINGHAM

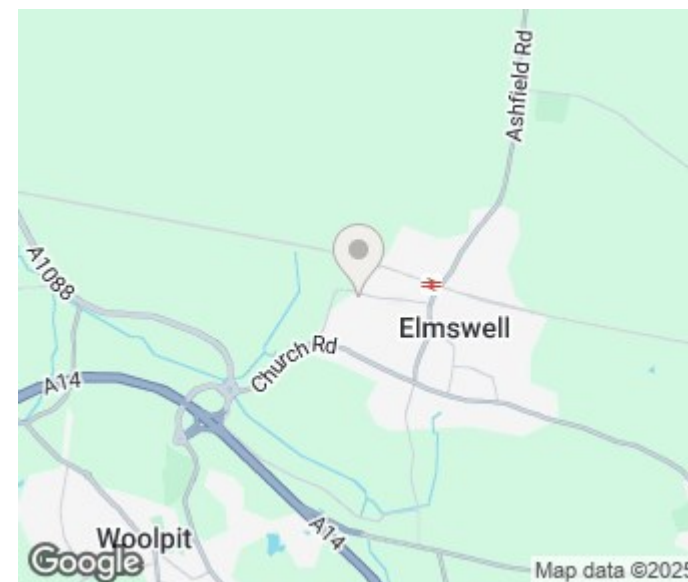




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		8
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	41	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

EPC Rating: E 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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