



LONG GILBERTS ROAD, ELMSWELL IP30 9FZ

£96,000
LEASEHOLD

This well-presented two-bedroom home is offered as a 40% shared ownership property, providing an excellent opportunity to take your first step onto the property ladder. Tucked away in a quiet cul-de-sac within the popular village of Elmswell, the home offers comfortable and practical living throughout. The ground floor features a welcoming entrance hall, convenient cloakroom and a stylish kitchen/dining room ideal for everyday living. The pleasant sitting room enjoys views over the rear garden, with patio doors leading outside. Upstairs you'll find two generous double bedrooms and a modern family bathroom. Externally, the property benefits from an enclosed rear garden, perfect for relaxing or entertaining, along with allocated parking. A superb option for first-time buyers seeking an affordable and well-located home.

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LONG GILBERTS ROAD

- Modern Well Presented Two Bedroom Home • 40% Shared Ownership Situated In A Well Served Village • Modern Kitchen/Breakfast Room • Gas Fired Central Heating • Ground Floor Cloakroom • Off Road Parking • Enclosed South East Facing Rear Garden • Close To Transport Links Including The Train Station • Viewing Is Highly Recommended • Step Inside Today With Our 360 Virtual Tour!



Entrance Hall

Welcoming entrance hall with stairs leading to the first floor. Radiator.

Cloakroom

WC and wash basin surrounded by feature tiles. Radiator.

Sitting Room

Bright space with French doors leading to the rear garden and a window to rear. Radiator.

Kitchen/Breakfast Room

Modern kitchen with a range of wall and base cupboard and drawer units and work tops over. Inset sink and drainer. Integrated appliances include a full fridge freezer, dishwasher, electric oven with induction hob and extractor fan over. There is space for a washing machine, window to front and radiator.

Landing

Storage cupboard and loft access. Window to side and radiator.

Bedroom 1

Double room with built in wardrobes. Window to rear and radiator.

Bedroom 2

Double room with windows to front and radiator.

Bathroom

Stylish suite with WC and wash basin. Fully tiled bath with shower head over and shower screen. Heated towel rail.

Outside

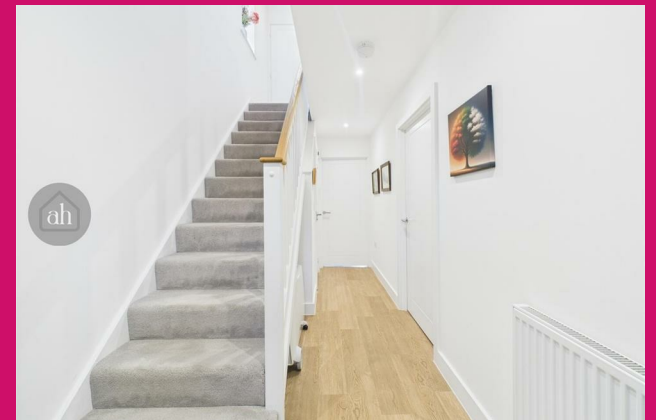
Parking to front and pathway to front door. Gated side access to the rear garden.

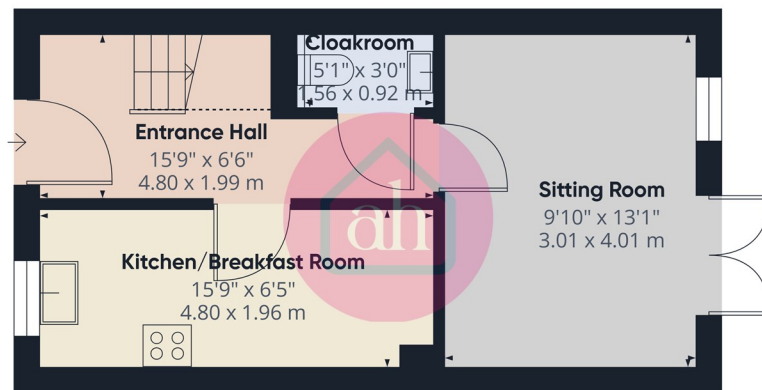
The fully enclosed rear garden is laid mainly to lawn, surrounded by well stocked flower and shrub beds. A patio seating area and side gated access to the front.

Agent's Note

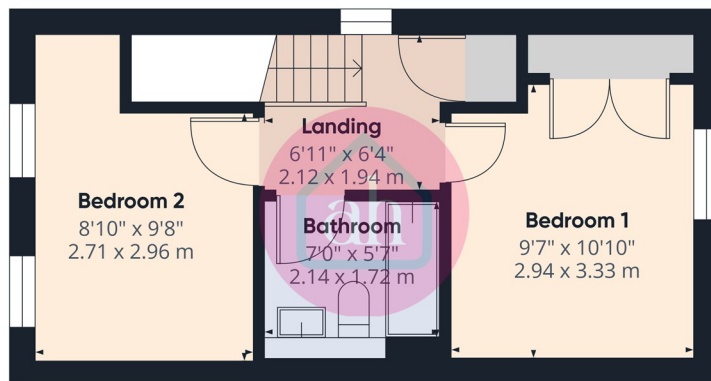
The lease remaining is 121 years with Orbit housing. Service charges are £24.92 per month - reviewed annually. Rent is £470.00 per month.

LONG GILBERTS ROAD





Ground Floor



Floor 1

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Approximate total area⁽¹⁾
626 ft²
58.3 m²

Reduced headroom
17 ft²
1.6 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	
(69-80) C		
(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: B Council Tax Band: B

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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