



Barbers Row, Ashfield Road
Elmswell, IP30 9HG
£233,000 Freehold

MaxwellBrown

Independent Property Agents

A newly refurbished modern end of terrace house offering accommodation including lounge, newly fitted kitchen, 2 bedrooms and newly fitted shower room. Further benefits include gas central heating, newly fitted double glazing and floor coverings. Pleasant enclosed front and rear garden and off road parking space. The house is situated in the popular well served village of Elmswell within the Thurston High School catchment, with good local amenities and easy access to the A14, Bury St Edmunds and Stowmarket.



Barbers Row, Ashfield Road, Elmswell

Canopy Porch:

Door to bin store with power, and panelled door to:

Entrance Hall:

Coved ceiling, vinyl flooring and doors to:

Kitchen:

Newly fitted with grey gloss fronted units, stone effect worktops with matching upstands, inset single drainer stainless steel sink unit with mixer tap and cupboards under. Worktop with cupboards, drawers and space under, built in oven, hob and extractor hood with stainless steel splashback. A range of eye level units, large built in cupboard, radiator and wall mounted Baxi combination boiler supplying hot water and central heating system. Newly installed sealed unit double glazed windows to front and side, vinyl flooring.

Lounge:

Newly installed sealed unit double glazed patio doors to rear and window to side, staircase to first floor, coved ceiling, radiator and TV point.

First Floor:

Bedroom 1:

Sealed unit double glazed window to rear, coved ceiling, radiator and built in double wardrobe with shelf and hanging rail.

Bedroom 2:

Sealed unit double glazed window to front, coved ceiling, radiator and built in double wardrobe with shelf and hanging rail.

Shower Room:

Newly fitted with a white suite comprising double shower with glass screen, thermostatic shower with rain head and hand held shower. Low level flushing WC and pedestal wash hand basin. Shower boards, vinyl flooring, sealed unit double glazed window to front, heated towel rail and extractor fan.

Outside:

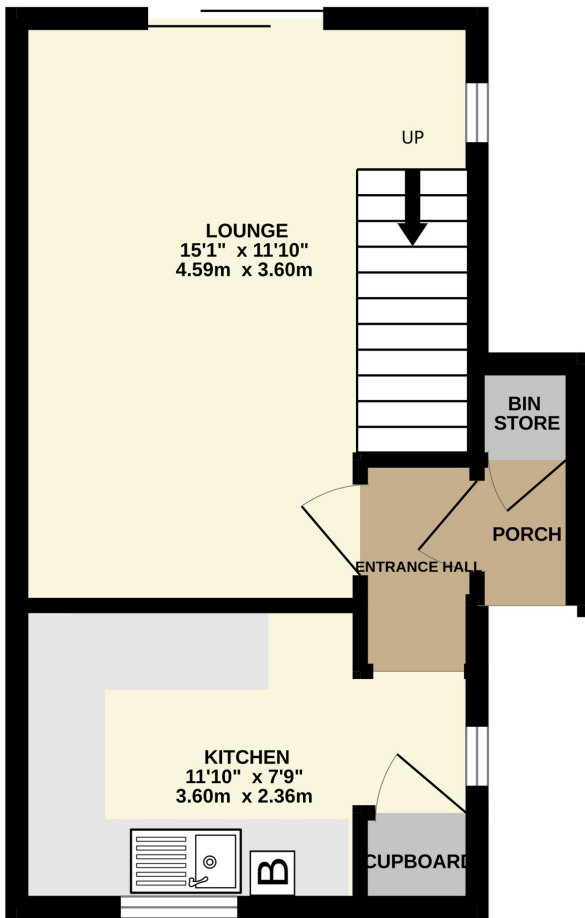
To the rear there is a paved patio area, small lawn, shrubs and timber garden shed. The garden is enclosed by close board fencing. There is a parking space in the adjacent block and visitors space.

Services:

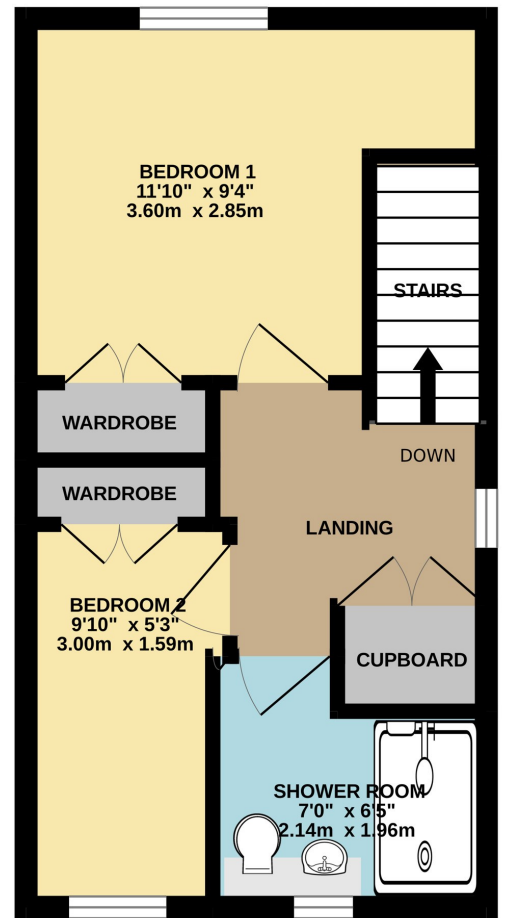
It is understood from the vendor that all mains services are connected to the property.



GROUND FLOOR
286 sq.ft. (26.5 sq.m.) approx.

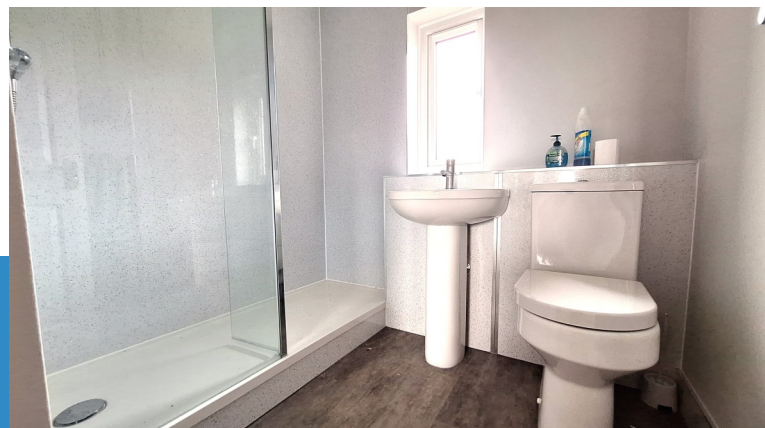
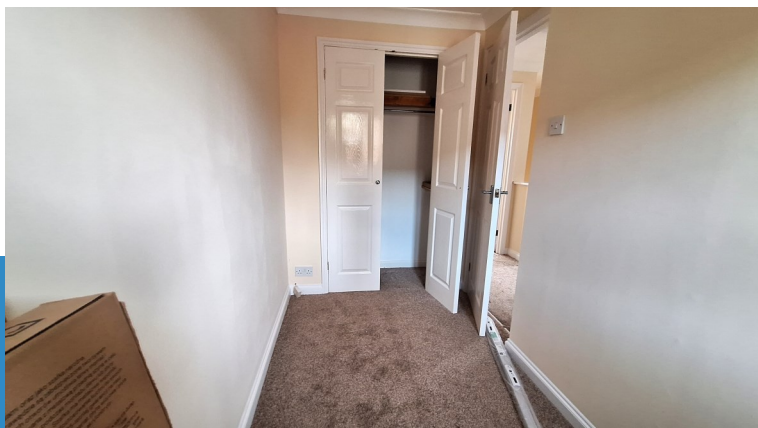
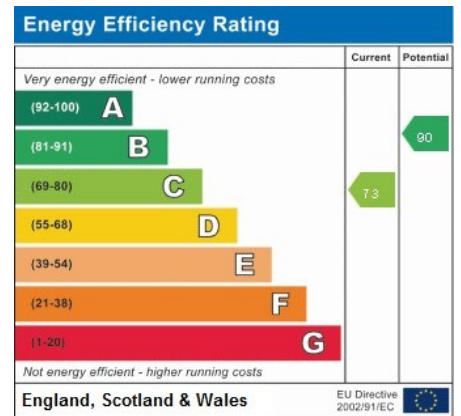


1ST FLOOR
270 sq.ft. (25.0 sq.m.) approx.



TOTAL FLOOR AREA : 555 sq.ft. (51.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

