



## ASHFIELD ROAD, ELMSWELL

IP30 9HG

£220,000  
FREEHOLD

This newly decorated and chain-free two bedroom house in Elmswell offers an excellent opportunity for first-time buyers or investors alike. The ground floor comprises a fitted kitchen and a bright sitting/dining room providing comfortable and practical living space, while the first floor features two bedrooms alongside a modern bathroom. Outside, the property benefits from a pleasant rear garden enjoying attractive field views, creating a lovely setting to relax or entertain, as well as allocated off-road parking for convenience. Well presented throughout and ready to move straight into, this home must be seen to be fully appreciated.

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# ASHFIELD ROAD

- Chain Free!
- Two Bedroom House
- Enclosed Rear Garden
- Newly Fitted Bathroom
- Allocated Off Road Parking
- Walking Distance To Train Station
- Well Appointed Village
- Take A Look With Our 3D Virtual Tour!



## Entrance Hall

Entrance hall leading to Kitchen and Sitting/Dining Room

## Kitchen

Fitted kitchen with range of base and wall units, ample worktop over with inset sink and drainer. Oven with extractor fan over and space for washing machine and fridge freezer. Storage cupboard. Window to front.

## Sitting/Dining Room

Bright room with newly fitted carpet. Stairs to first floor and patio doors to the rear. Radiator.

## Landing

Loft access and storage cupboard. Window to side. Radiator.

## Bedroom 1

Double room with fitted wardrobes. Window to rear. Radiator.

## Bedroom 2

Fitted wardrobe. Window to front. Radiator.

## Bathroom

Modern bathroom suite with WC, vanity unit and inset sink and bath with shower over. Window front. Radiator.

## Outside

### Front Garden

Low maintenance frontage, paved leading to the side and rear.

### Rear Garden

Enclosed rear garden with decking and lawn. Pathway to side. Views over fields to the rear.

## Agents Note

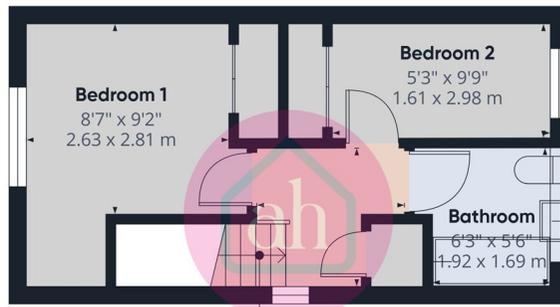
New carpets and flooring throughout.

# ASHFIELD ROAD





Ground Floor



**Landing**  
6'3" x 6'4"  
1.92 x 1.94 m

Floor 1



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Approximate total area<sup>(1)</sup>

510 ft<sup>2</sup>  
47.3 m<sup>2</sup>

Reduced headroom

15 ft<sup>2</sup>  
1.4 m<sup>2</sup>

(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.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		73	79
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

EPC Rating: C 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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