





**Long Gilberts Road, Elmswell, Bury St. Edmunds, IP30 9FZ**

william h brown

*welcome to*

# Long Gilberts Road, Elmswell, Bury St. Edmunds

Charming end-terraced home on a quiet road in Elmswell, complete with an NHBC warranty & conveniently located near the Train Station. Enjoy modern living with a stylish kitchen, French doors to a private garden, two airy bedrooms, ample storage & parking. Call to view now!

## Elmswell

Elmswell is a charming village located in the county of Suffolk, England, known for its rural beauty and community spirit. Situated amidst the picturesque Suffolk countryside, Elmswell offers a tranquil escape from the hustle and bustle of urban life.

The village of Elmswell is characterised by its quaint cottages, historic buildings, and scenic landscapes, providing residents with a peaceful and idyllic setting to call home. The village centre features a mix of local shops, traditional pubs, and community facilities, fostering a close-knit and welcoming atmosphere.

Elmswell boasts a rich history, with historical sites and landmarks that offer a glimpse into the village's past. Residents and visitors can explore the surrounding countryside, with walking trails and green spaces that showcase the natural beauty of Suffolk.

Despite its rural setting, Elmswell is well-connected to nearby towns and cities, providing residents with easy access to a range of amenities and services. The village's location offers a perfect balance of countryside living and convenience, making it an attractive destination for those seeking a peaceful and picturesque lifestyle.

## Long Gilberts Road

Welcome to this delightful end terraced home situated in the popular village of Elmswell and on a quiet road. With a remaining NHBC warranty, this property offers peace of mind and modern living. Its prime location near the railway station provides regular train services between Ipswich and Cambridge, ensuring convenience.

Upon entering, you are greeted by a welcoming entrance hall with stairs leading to the first floor. The kitchen is thoughtfully designed with an integrated fridge freezer and space for a washing machine, alongside ample room for a dining table. A convenient downstairs cloakroom adds to the functionality of the main floor. The inviting living room features French doors that open out to the garden, creating a seamless indoor-outdoor flow.

Upstairs, the landing offers access to a loft and a built-in cupboard for additional storage. The master bedroom is equipped with a built-in wardrobe, providing ample storage space. Bedroom two boasts two windows, ensuring a light and airy atmosphere. Completing the top floor is a modern bathroom featuring a stylish three-piece suite.

The rear garden is a private oasis, enclosed by fencing and accessible via a side gate. It features a mix of patio and lawn areas, bordered by charming shrubbery, perfect for relaxing and entertaining.

## Accommodation

### Entrance Hall

Part glazed front door, stairs to first floor, spotlights, radiator and vinyl flooring.

### Kitchen

Window to front, fitted with a range of wall and base units with roll top work surfaces, single sink with mixer tap, integrated fridge freezer and dishwasher, electric oven with hob and cooker hood over, space for washing machine, spotlights, radiator and vinyl flooring.









**Downstairs Cloakroom**
Fitted with a wall mounted sink with mixer tap and back to wall WC, spotlights, extractor, part tiled walls, radiator and vinyl flooring.

**Living Room**
Window and French doors to rear, radiator and vinyl flooring.

**First Floor Landing**
Window to side, access to loft, built in cupboard and radiator.

**Bedroom One**
Window to rear, built in wardrobe, radiator and carpeted flooring.

**Bedroom Two**
Two windows to front, radiator and carpeted flooring.

**Bathroom**
Fitted with a three-piece suite comprising a panelled bath with shower over and screen, pedestal wash hand basin with mixer tap and back to wall WC, spotlights, part tiled walls, heated towel rail and vinyl flooring.

**Outside**
**Rear Garden**
Fence enclosed with side access gate, patio and lawn areas, flower and shrubbery borders and outside light and tap.

**Agents Note**
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

*welcome to*

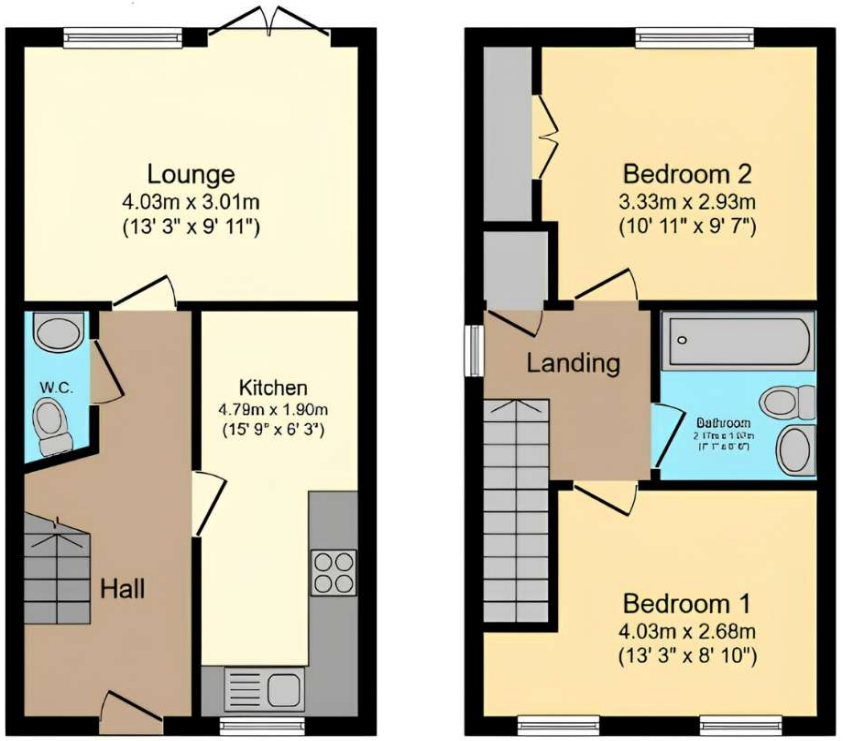
# Long Gilberts Road, Elmswell, Bury St. Edmunds

- 40% Shared Ownership
- End Terraced Home
- Two Double Bedrooms
- Popular Village Location On Quiet Road
- Close To Train Station

Tenure: Leasehold EPC Rating: B
Council Tax Band: B  Service Charge: Ask Agent
Ground Rent: Ask Agent
This is a Leasehold property with details as follows; Term of Lease 125 years from 09 Dec 2021. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

shared ownership

## £85,000




**view this property online** williamhbrown.co.uk/Property/SMK105208

The Property Ombudsman

Property Ref:
SMK105208 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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