



Bakers Mill, Elmswell, Suffolk, IP30 9HU

**MARK · EWIN**  
BURY ST EDMUNDS

## Bakers Mill, Elmswell, Suffolk, IP30 9HU

A two-bedroom, end of terrace property located in the popular and well-served village of Elmswell and a short walk to the local amenities and train station.

The accommodation on the ground floor offers an entrance hall, cloakroom, fitted kitchen and a sitting/dining room with doors leading to the garden. On the first floor, there are two bedrooms along with a modern shower room.

Outside, the front garden is laid to lawn with a path leading to the front door. To the rear, there is an enclosed garden laid to lawn with a patio area and rear access gate leading to allocated parking.

### Additional Information

Tenure: Freehold

Mobile Coverage: EE, O2, Three & Vodafone are available in this area. (Source Ofcom)

Broadband: Standard, Superfast & Ultrafast are available in this area. (Source Ofcom)

Services: Mains Gas, Electric, Water and Drainage. Heating via gas central heating.

(Please note that none of these services have been tested by the selling agent.)



### Directions

Travelling along the A14 heading East towards Stowmarket, leave at junction 47, at the roundabout turn right onto Church Road and bear left onto School road. Turn left onto Station Road and left again onto Bakers Mill where the property can be found.

### Location

Elmswell is a well-served village and offers a range of local shops, post office, chip shop, Chinese, nursery, primary school and pubs. There is also the train station and good access to the A14 towards Ipswich and Bury St Edmunds. The historic market town of Bury St Edmunds provides an excellent range of schooling, shopping, cultural and recreational facilities. There is good access to the A14 dual carriageway linking the east coast ports, Cambridge and London via the M11 motorway.

**Accommodation:**

Entrance Hall 3' 5" x 13' 2" (1.03m x 4.02m)

Cloakroom 3' 4" x 6' 4" (1.01m x 1.94m)

Sitting Room 9' 1" x 12' 4" (2.76m x 3.77m)

Dining Area 5' 7" x 12' 4" (1.69m x 3.77m)

Kitchen 7' 7" x 13' 3" (2.30m x 4.03m)

Landing 2' 10" x 6' 9" (0.86m x 2.05m)

Bedroom 12' 2" x 10' 3" (3.72m x 3.13m)

Bedroom 8' 1" x 13' 0" (2.47m x 3.97m)

Shower Room 6' 2" x 8' 2" (1.87m x 2.50m)

Front & Rear Gardens

Allocated Parking

**Additional Information:**

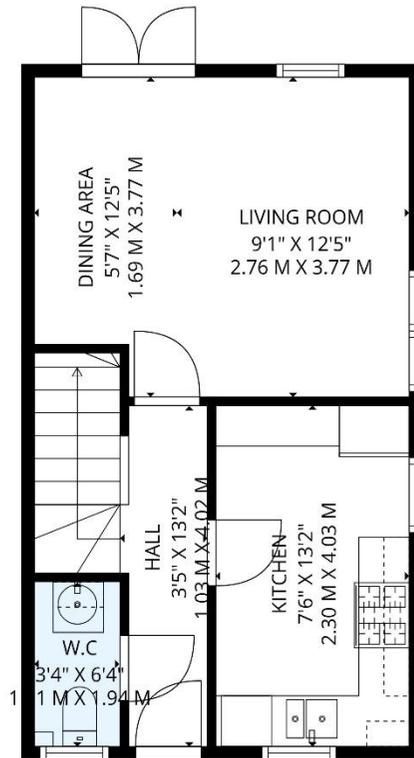
Council Tax Band: B

EPC Rating: C

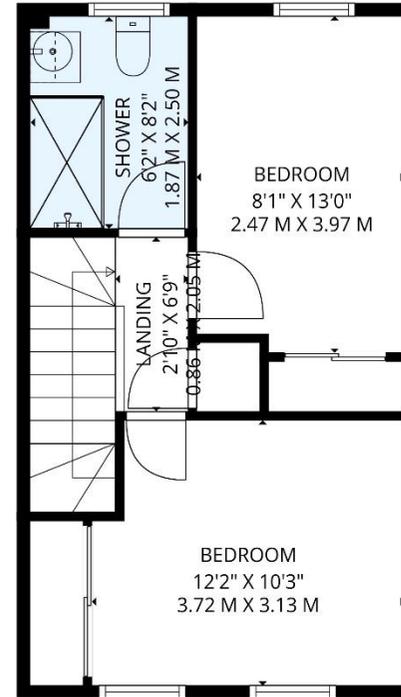
Tenure: Freehold

**Guide Price £215,000**  
**Freehold**





GROUND FLOOR



FIRST FLOOR

**TOTAL: 758 sq. ft, 70 m2**  
 1st floor: 379 sq. ft, 35 m2, 2nd floor: 379 sq. ft, 35 m2  
 EXCLUDED AREAS: WALLS: 68 sq. ft, 6 m2

All Measurements Are Approximate, This Floor Plan Is a Guide Only. Produced By Dcnp.



**MONEY LAUNDERING REGULATIONS 2003:** Purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

**PLEASE NOTE:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the Agents.

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