



## EASTERN WAY, ELMSWELL

IP30 9UD

£190,000  
FREEHOLD

Situated in a quiet cul-de-sac in the popular and well served village of Elmswell. This cluster two-bedroom home is located close to community amenities including the train station and easy access to the A14. The home benefits from comfortable living space with a sitting room and a well-appointed kitchen. Upstairs, you will find two good sized bedrooms served by a modern bathroom. The home has the added benefit of an enclosed rear garden, garage and parking. Early viewing is highly recommended.

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# EASTERN WAY

- Spacious Sitting Room • Garage & Driveway
- Parking For Two Vehicles • Electric Heating • Well Appointed Kitchen • Two Bedrooms • Modern Bathroom • Enclosed Rear Garden • Close To Village Amenities & Transport Links • Step Inside Today With Our 360 Virtual Tour!



## Entrance Porch

Front door and privacy window to side. Door leading to the sitting room.

## Sitting Room

Well-proportioned room with stairs to the first floor. Window to rear. Radiator.

## Kitchen

With a range of wall and base cupboard and drawer units. Inset sink and drainer. Space for kitchen appliances including fridge freezer, free standing oven and washing machine. Window to rear.

## Landing

Loft access and airing cupboard. Electric heater.

## Bedroom 1

Double room with fitted wardrobe. Window to rear. Electric heater.

## Bedroom 2

Window to rear. Electric heater.

## Bathroom

Modern suite with WC and wash basin. Bath, surrounded by feature shower panels, shower head over and screen. Window to side. Heated towel rail.

## Outside

Pathway to the front door and small lawn area. Gated access leading to a small patio area and paved pathway to the lawn. Enclosed by fencing and mature shrubs, hedge and trees offering privacy.

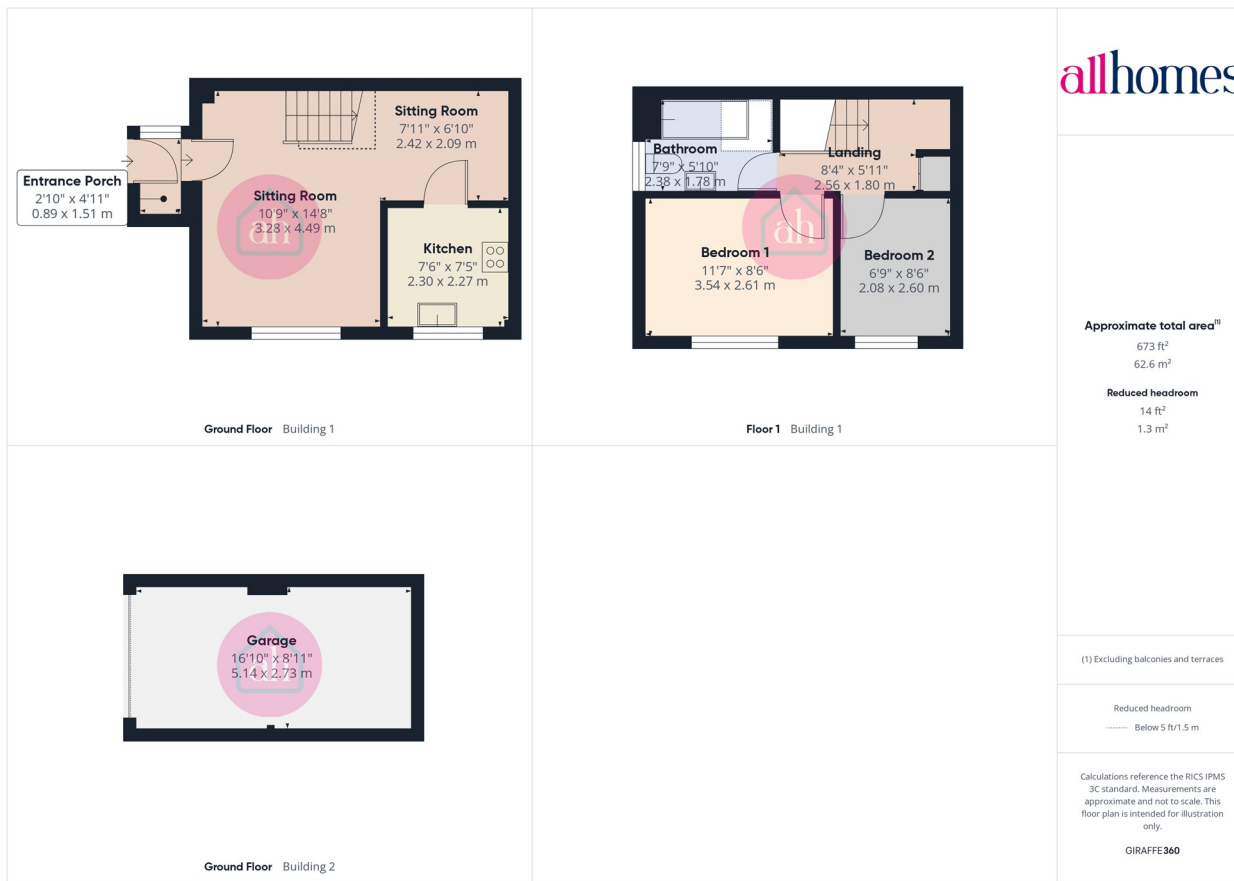
## Garage

Up and over door. Power connected. Parking to front.



## EASTERN WAY





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>		
(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: Council Tax Band: A**

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allhomes  
28 Thurston Granary, Station Hill  
Thurston  
Bury st Edmunds  
Suffolk  
IP31 3QU

01359 234444  
mail@allhomes.uk.com  
allhomes.uk.com

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