

## OLD SCHOOLS COURT ELMSWELL IP30 9NL

£190,000  
FREEHOLD

Situated in the highly sought-after village of Elmswell, this stylish two-bedroom cluster home offers modern, low-maintenance living, making it an ideal purchase for first-time buyers or investors alike. Beautifully presented throughout, the property features a bright and contemporary open-plan ground floor, creating a welcoming space for both relaxing and entertaining. Upstairs, there are two bedrooms and a modern family bathroom. Outside, the property benefits from a low-maintenance front garden and allocated parking to the rear, providing added convenience. Combining stylish interiors with a desirable village location close to local amenities and transport links, this charming home is ready to move straight into.

**allhomes**

# OLD SCHOOLS COURT



## Entrance Hall

Entrance hall with fitted storage cupboard. Window to front. Electric radiator.

## Sitting Room

Open plan stylish room leading into the kitchen with stairs to the first floor. Window to front. Two electric radiators.

## Kitchen

Modern kitchen with range of base, wall and drawer units with work tops over and inset sink and drainer. Integrated fridge/freezer and oven with hob and extractor fan over. Free standing washing machine and dishwasher.

## Landing

Airing cupboard and loft access.

## Bedroom 1

Double room. Window to front. Electric radiator.

## Bedroom 2

Currently used as dressing room, but can accommodate a single bed. Window to front. Electric radiator.

## Bathroom

Modern bathroom comprises of a bath with electric shower over, WC and vanity wash basin.

## Outside

## Front Garden

Low maintenance space enclosed with fencing. Patio seating area, artificial grass and flower border.

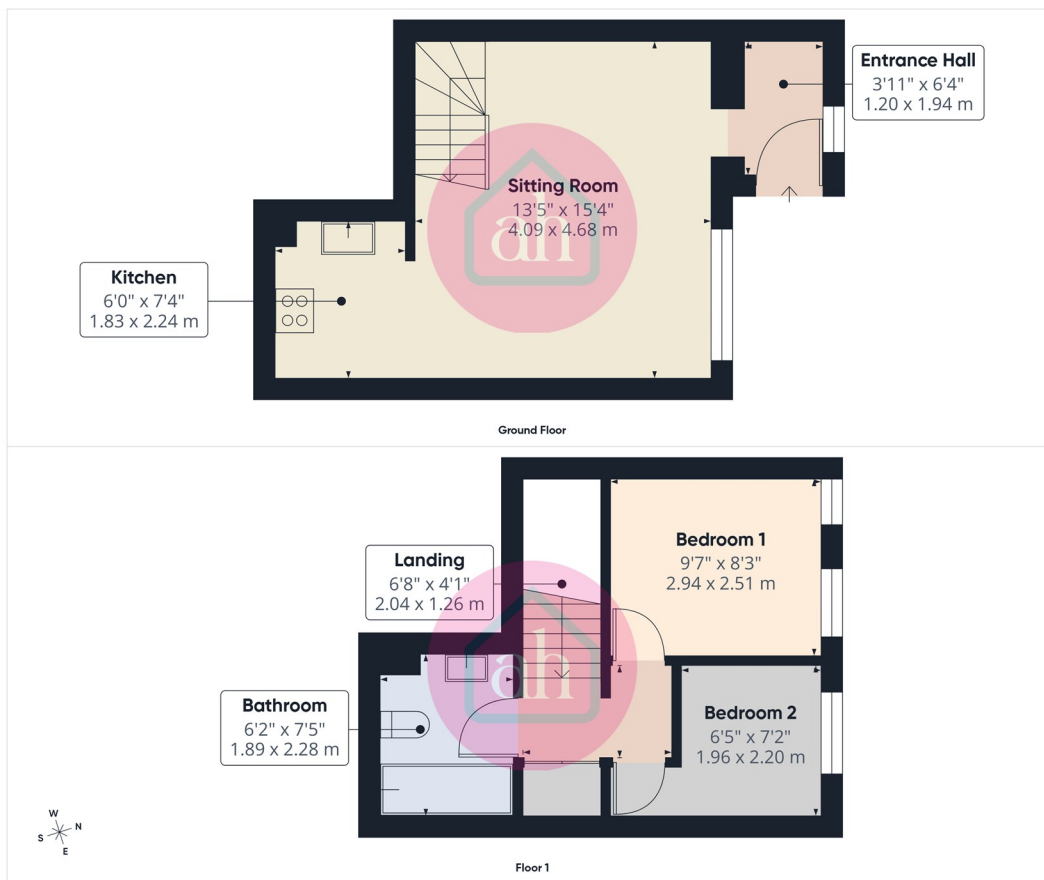
## Agents Note

Two allocated parking spaces are available to the rear of the property.



## OLD SCHOOLS COURT





**allhomes**

Approximate total area<sup>(1)</sup>  
497 ft<sup>2</sup>  
46.1 m<sup>2</sup>

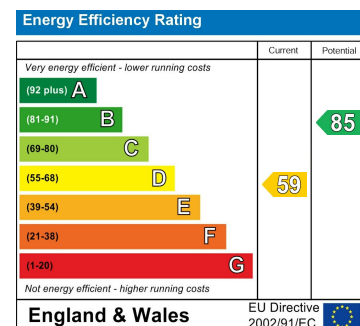
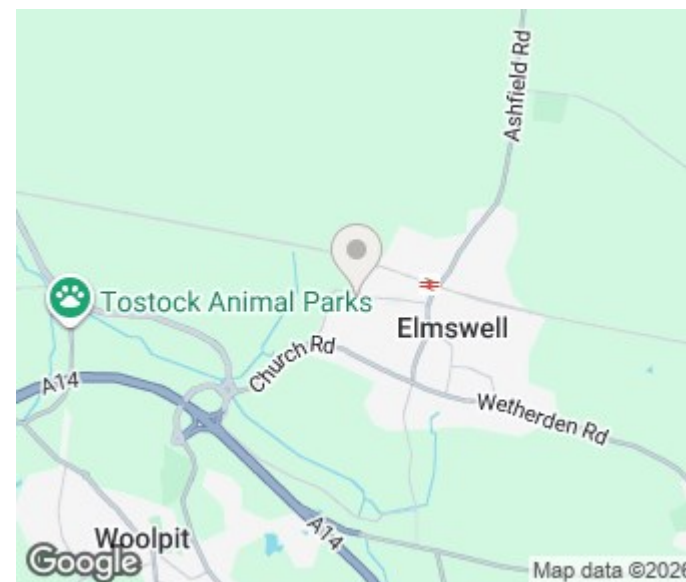
Reduced headroom  
8 ft<sup>2</sup>  
0.7 m<sup>2</sup>

(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



**EPC Rating: D Council Tax Band: A**

Disclaimer: allhomes, along with their representatives, aren't authorised to provide assurances about the property, whether on their own behalf or on behalf of their client. We don't take responsibility for any statements made in these particulars, which don't constitute part of any offer or contract. To comply with AML regulations, £30 is charged to the buyer which covers the cost of the digital ID check. It's recommended to verify leasehold charges provided by the seller through legal representation. All mentioned areas, measurements, and distances are approximate, and the information, including text, photographs, and plans, serves as guidance and may not cover all aspects comprehensively. It shouldn't be assumed that the property has all necessary planning, building regulations, or other consents. Services, equipment, and facilities haven't been tested by allhomes, and prospective purchasers are advised to verify the information to their satisfaction through inspection or other means.

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

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

