



## OLD SCHOOLS COURT, ELMSWELL

IP30 9NL

£240,000  
FREEHOLD

A well-presented two-bedroom bungalow situated in the popular and well-served village of Elmswell. The accommodation offers a bright and welcoming sitting room, modern kitchen and bathroom, along with two good-sized bedrooms. Outside, the enclosed rear garden is mainly laid to lawn with a patio seating area and garden shed, providing an ideal space to relax and entertain. The property also benefits from allocated parking within a private residents' car park located to the front.

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# OLD SCHOOL COURT

- Well Presented Terrace Two Bedroom Bungalow
- Well Appointed Kitchen
- Spacious Sitting Room
- Gas Fired Central Heating
- Front & Enclosed Rear Garden
- Two Bedrooms
- Allocated Parking
- Within Walking Distance To Local Amenities & Good Transport Links
- Viewing Is Highly Recommended
- Step Inside Today With Our 360 Virtual Tour!



## Entrance Hall

Welcoming entrance hall with loft access. Storage cupboard. Radiator.

## Sitting Room

Well proportioned room with door to the rear garden and window to rear. Radiator.

## Kitchen

Modern kitchen with a range of wall and base cupboard and drawer units with ample work tops over. Inset sink and drainer. Integrated electric oven, induction hob and extractor hood over. Space for washing machine and full fridge freezer. Wall mounted boiler. Window and door to rear. Radiator.

## Bedroom 1

Double room with built in storage cupboard. Window to front. Radiator.

## Bedroom 2

Window to front. Radiator.

## Bathroom

Modern suite, Vanity unit with inset WC and basin, P 'shaped bath with shower over and hand held shower. Heated towel rail.

## Outside

### Front Garden

Fully enclosed by picket fencing, laid to artificial lawn with paved pathway to the front.

### Rear Garden

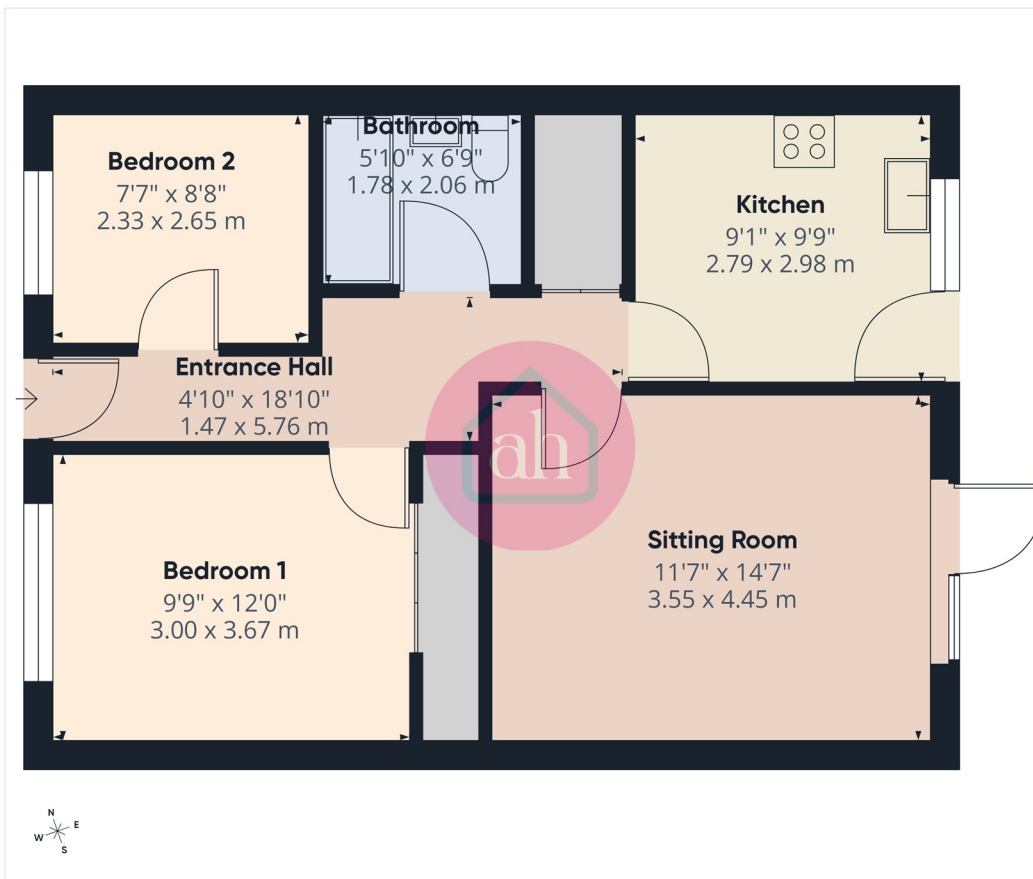
The property features a fully enclosed rear garden, laid mainly to lawn, boasting a small decking area alongside a paved seating area. Additional benefits include a storage shed and convenient rear gated access.

### Parking

Allcoated parking.

# OLD SCHOOL COURT





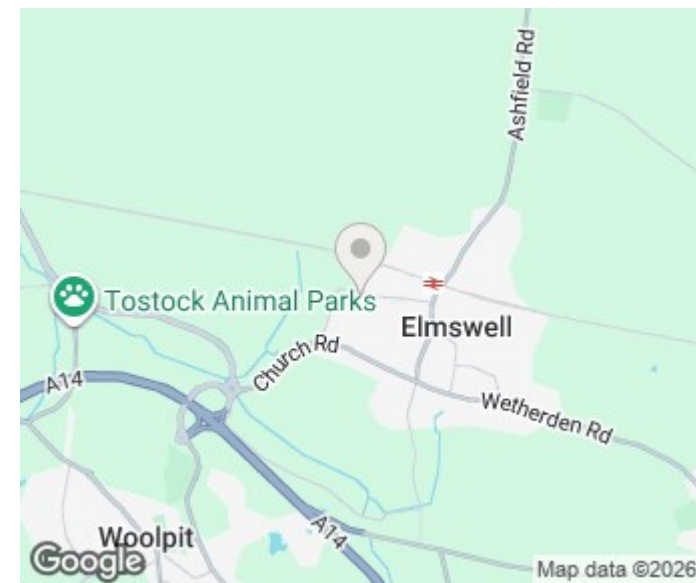
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Approximate total area<sup>m</sup>  
589 ft<sup>2</sup>  
54.8 m<sup>2</sup>

(1) Excluding balconies and terraces

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) A			
(81-91) B			88
(69-80) C		73	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**EPC Rating: C    Council Tax Band: B**

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