





Eastern Way, Elmswell, Bury St. Edmunds, IP30 9DP

william h brown

welcome to

Eastern Way, Elmswell, Bury St. Edmunds

Charming two-bedroom terraced house in Elmswell! Perfect for first-time buyers, this home features an open-plan lounge/diner, well-equipped kitchen, and bright conservatory. Enjoy a private garden with patio and garage en bloc with one space to the front of the garage. Call to book your viewing now!

Entrance Hall
Part glazed front door, stairs to first floor and carpeted flooring.

Lounge/Diner
21' x 11' (6.40m x 3.35m)
Window to front, window and door to rear, coved ceiling, understairs cupboard, two radiators and carpeted flooring.

Kitchen
8' x 6' (2.44m x 1.83m)
Fitted with a range of wall and base units with roll top work surfaces, single sink with drainer and mixer tap, space for fridge freezer and washing machine, electric oven with hob and cooker hood over, part tiled walls and vinyl flooring.

Conservatory
11' x 9' (3.35m x 2.74m)
Windows to three sides, French doors to rear garden, fitted with base units with roll top work surfaces, space for tumbledryer, part tiled walls, electric heater, wall lights and wood flooring.

First Floor Landing
Access to loft and airing cupboard.

Bathroom
Frosted window to rear, fitted with a three-piece suite comprising a panelled bath with shower over, pedestal wash hand basin and low level WC, fully tiled walls, heated towel rail and vinyl flooring.

Bedroom One
14' x 9' (4.27m x 2.74m)
Window to front, part wood panelled walls, radiator, coved ceiling, built-in cupboard and carpeted flooring.

Bedroom Two
11' x 8' (3.35m x 2.44m)
Window to rear, coved ceiling, radiator and carpeted flooring.

Rear Garden
Fence enclosed with rear access gate, patio and lawn areas and timber shed.

Parking
Garage en bloc with one space to the front of the garage.

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.





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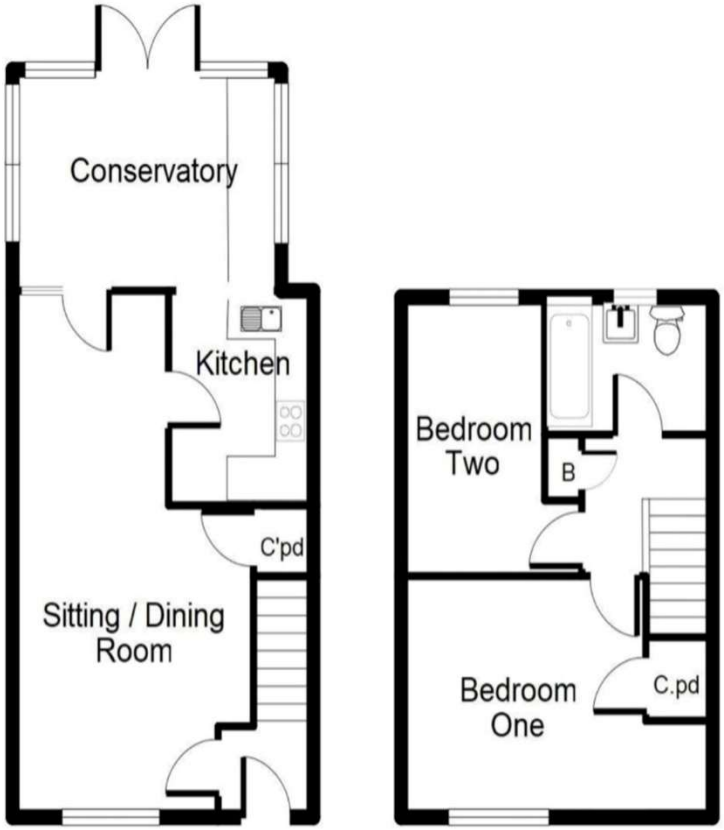
Eastern Way, Elmswell, Bury St. Edmunds

- 2-Bed Terraced Home
- Garage En Bloc & One Parking Space
- Conservatory
- Open Plan Lounge/Diner
- Enclosed Rear Garden

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: B

offers over

£200,000



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The Property Ombudsman

Property Ref:
SMK105693 - 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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