



BLACKBOURNE ROAD, ELMSWELL, IP30 9UH

£200,000
FREEHOLD

Located in a well-served community, this modern mid-terraced home offers the perfect blend of convenience and contemporary living. Situated close to essential amenities and just a short stroll from the train station. The property features a spacious lounge/diner and a well-appointed kitchen. Upstairs, you will find two well-proportioned bedrooms accompanied by a modern shower room. Additional highlights include two dedicated parking spaces and a well-maintained rear garden complete with a patio. Ideal for those seeking a stylish, low-maintenance lifestyle in the well-connected village of Elmswell. Viewing is highly recommended.

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BLACKBOURNE ROAD

- Well Presented Two Bedroom Terrace Home • No Onward Chain • Two Allocated Parking Spaces • Gas Fired Central Heating • Spacious Sitting/Dining Room • Well Appointed Kitchen • Enclosed Rear Garden • Close To Local Amenities & Transport Links • Viewing Is Highly Recommended • Step Inside Today With Our 360 Virtual Tour!



Entrance Hall

Stairs to first floor. Radiator.

Sitting/Dining Room

Generous sized room with bay window to front. Under stairs cupboard. French doors opening directly to the rear garden. Two radiators

Kitchen

Stylish kitchen with a range of wall and base cupboard and drawer units with work tops over. Inset sink and drainer. Integrated electric oven, induction hob and extractor hood over. Space for washing machine and fridge freezer. Window to rear garden.

Landing

Doors to bedroom and bathroom

Bedroom 1

Double room with fitted mirrored wardrobes. Storage cupboard. Loft access. Window to front. Radiator.

Bedroom 2

Window to rear. Radiator.

Shower Room

WC and wash basin vanity unit. Walk in corner shower cubicle. Window to rear. Heated towel rail.

Outside

Front Garden

Low maintenance shingle area and paved pathway to the front door. Allocated parking for two vehicles to the front.

Rear Garden

Well maintained rear garden fully enclosed by fencing. Paved patio seating area boarded by shingle. The remainder of the garden is laid to lawn with shrubs and trees, shed for storage and gated rear access.

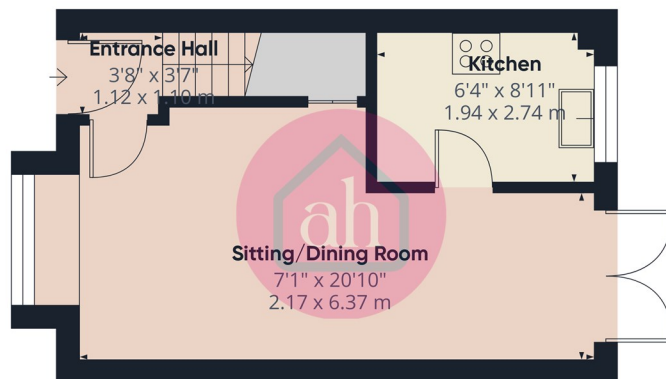
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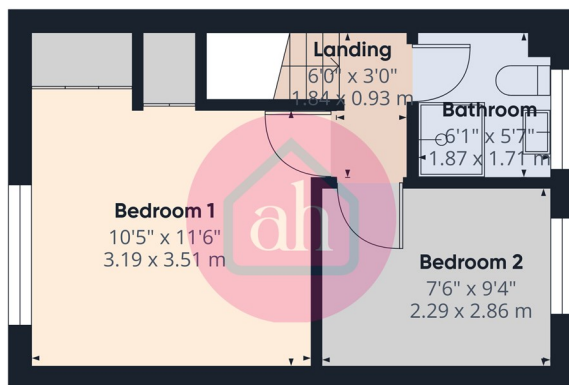


BLACKBOURNE ROAD





Ground Floor



Floor 1



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Approximate total area¹⁾

545 ft²

50.7 m²

(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		91
(81-91) B		
(69-80) C		65
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

EPC Rating: D Council Tax Band: B

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