SELION WAY, ELMSWELL

IP30 9YA

£120,000

LEASEHOLD

This well-designed two-bedroom semi-detached home is offered as a 50% shared ownership property, located in the popular and well-served village of Elmswell. Ideally positioned within easy reach of the village train station and local amenities, the home features a modern open-plan ground floor layout combining the kitchen, dining, and living areas to create a bright and sociable space, along with the added convenience of a separate cloakroom. Upstairs, there are two comfortable double bedrooms and a stylish modern bathroom. Outside, the enclosed rear garden is mainly laid to lawn with gated access to the front, while the property also benefits from parking for two cars. An ideal opportunity for first-time buyers or those looking to step onto the property ladder in a thriving village setting.

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SELION WAY

• A Shared Ownership Modern Two Bedroom Home • Stylish Open Plan Kitchen/Sitting Room • Two Double Bedrooms • Gas Fired Central Heating • Driveway Parking For Two Vehicles • Private Enclosed Garden With Patio Area • Close To Transport Links Including The Train Station • In A Well-Served Village Close To Amenities • Viewing Is Highly Recommended • Step Inside Today With Our 360 Virtual Tour!

Entrance Hall
Welcoming entrance hall with stairs to first floor.

Kitchen/Sitting Room
A range of wall and base cupboard and drawer units with work tops over. Inset sink and drainer. Integrated appliances including a dishwasher, washing machine, full fridge freezer and electric oven with gas hob and extractor hood over. With window to front and radiator.
Opening to the sitting/dining area with French doors leading to the rear garden. Under stairs storage and a radiator.

Landing
Loft access and window to side.

Bedroom 1
Double room with fitted wardrobes. A window to rear and radiator.

Bedroom 2
Double room with a fitted cupboard. A window to front and radiator.

Bathroom
Modern suite with WC and wash basin. Bath with shower head over and a shower screen. Heated towel rail.

Outside
Driveway for off road parking and pathway to the front door.

The rear garden is fully enclosed and laid mainly to lawn with a small flower border. A patio seating area. Shed for storage and gated access to the driveway.

Agent's Note
The remaining lease is 994 years.
Service charges are £137.25 every six months - reviewed annually
Rent is £441.30 a month.

Disclaimer
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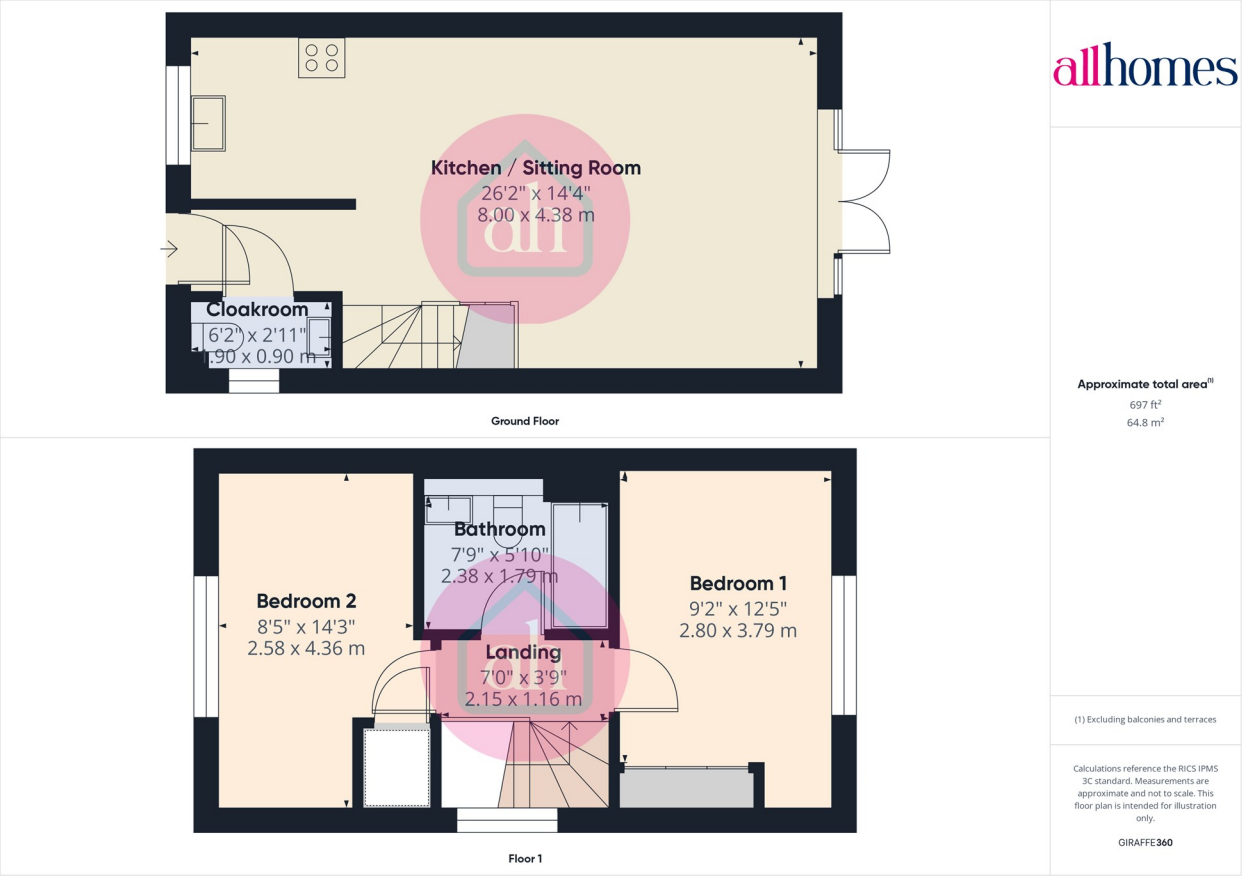
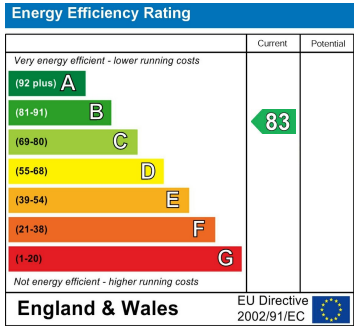
SELION WAY





EPC Rating: B Council Tax Band: C

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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