

FARTHING LAND ELMSWELL, IP30 9YH

**£260,000
FREEHOLD**

Situated in the ever-popular village of Elmswell, this well-presented two-bedroom semi-detached home offers comfortable and practical living. The ground floor features a generous sitting room, a well-equipped kitchen/dining room ideal for everyday family life, and a convenient cloakroom. Upstairs, there are two double bedrooms served by a modern family bathroom. Outside, the property benefits from a driveway providing off-road parking, along with gated access to the rear garden, which offers a private space to relax or entertain.

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FARTHING LAND

- Chain Free Semi Detached House
- Two Double Bedrooms
- Modern & Spacious Kitchen/Dining Room
- Gas Fired Central Heating
- Driveway For Off Road Parking
- Family Bathroom
- Enclosed Rear Garden With Gated Access to Drive
- Popular Village Location
- Many Local Amenities Including Train Station
- View Now With Our Virtual 3D Tour!



Entrance Hall

Stairs leading to first floor.

Sitting Room

Good sized room with under stairs storage cupboard. Window to front. Radiator.

Kitchen/Dining Room

Well equipped kitchen with range of base, wall and drawer units with worktops over. Built in oven with electric hob and extractor fan, inset sink and drainer. Integrated appliances include fridge freezer and washing/drying machine with a freestanding slimline dishwasher. Window and French doors to the rear. Radiator.

Landing

Loft access and storage cupboard.

Bedroom 1

Good size double room with window to rear. Radiator.

Bedroom 2

Well proportioned double room with window to the front. Radiator.

Bathroom

Modern suite with wash hand basin, WC and

bath with shower over. Partially tiled walls.

Heated towel rail.

Outside

Front Garden

The front of the property has shrub borders with a pathway to the front door. There is a driveway to the side of the property offering ample parking and gated access to the rear garden.

Rear Garden

Enclosed rear garden with patio area and lawn. Path leading to concrete shed base. Gated access to the driveway.

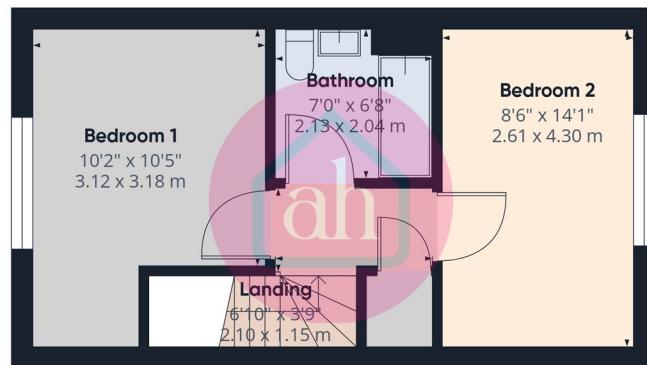
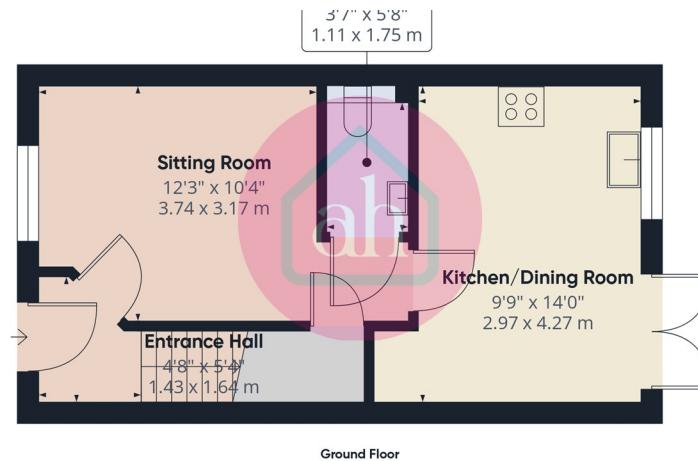
Agents Note

The service charge is £90.37 per month.



FARTHING LAND





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Approximate total area⁽¹⁾
689 ft²
63.9 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		96
(81-91)	B		83
(69-80)	C		
(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: B Council Tax Band: B

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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