

Blackbourne Road, Elmswell, Bury St. Edmunds, Suffolk, IP30 9UH

Price Guide £275,000

Council Tax Band: C



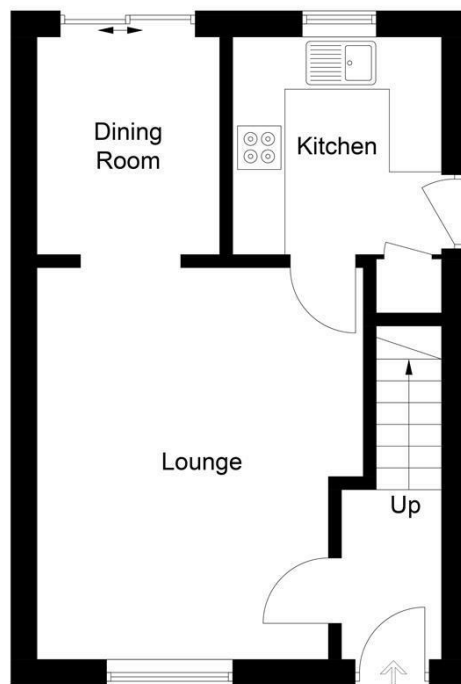
We are pleased to present: An established modern semi-detached house, in well-served village, East of Bury St Edmunds, convenient for the centre, station and A14. Entrance Hall, Lounge, Dining Room, Re-fitted Kitchen, 3 Bedrooms, Bathroom, Front & Landscaped Rear Gardens, Garage, Generous Parking, VIEW ASAP.



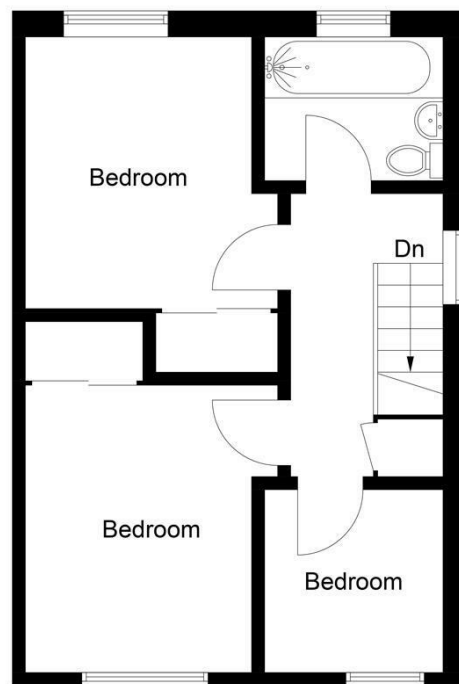
2 Blackbourne Road, Elmswell, Bury St Edmunds, IP30 9UH
 01284 769691
 info@coakleyandtheaker.co.uk
<https://www.coakleyandtheaker.co.uk/>

28 Blackbourne Road, Elmswell. IP30 9UH

Approximate Gross Internal Area = 68.8 sq m / 740 sq ft



Ground Floor



First Floor

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale, unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		<div style="text-align: center;"> 89 </div>
(81-91) B	<div style="text-align: center;"> 73 </div>	
(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	