



Elliston Close, Elmswell, Bury St. Edmunds, IP30 9DW

Price Guide £110,000



## DRAFT DETAILS

Elliston Close, Elmswell, Bury St. Edmunds, IP30 9DW

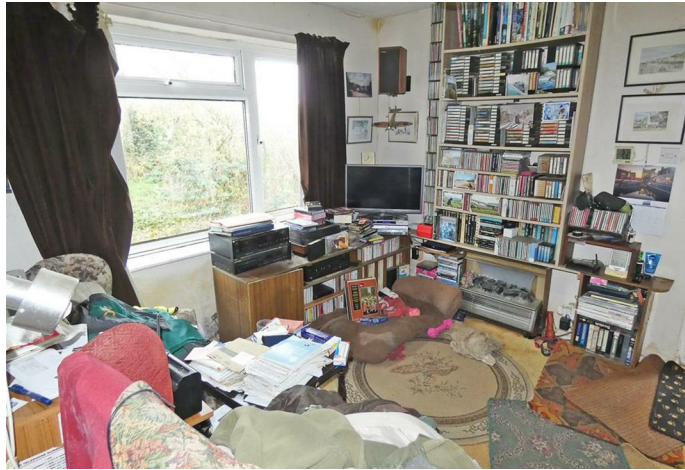
Price Guide £110,000

We are pleased to present: An established quarter-style house, requiring modernisation & refurbishment, in well-served village, East of Bury St Edmunds, convenient for the centre, station and A14. Entrance Porch, Lounge/Dining Room, Kitchen, Double Bedroom, Bathroom, Large Side Garden, Garage & Parking, NO CHAIN, IDEAL FTB/INVESTMENT, VIEW ASAP.

## DESCRIPTION

This established property presents with brick elevations, and a tiled roof. It is presented to the market at a price to allow potential purchasers the opportunity to personalise their own home, owing to the fact that it now needs updating and refurbishment. Instead of paying top money, and buying a home which has been finished to someone else's specification, which may not necessarily appeal to everyone, the purchaser of this home can finish it to their own tastes, and therefore viewing is recommended at the earliest opportunity. It does require updating and refurbishment, but has UPVC double glazing and a Garage and represents an excellent opportunity for someone wishing to 'put their own stamp' on a property, in this well served and popular village, with a station and convenient for the A14.

This property would suit first-time buyers, or an investment purchaser, and with NO CHAIN, viewing is recommended at the earliest opportunity.



## DIRECTIONS

From Bury St Edmunds proceed along the A14 towards Stowmarket. After about 8 miles, turn off signposted to Elmswell. At the roundabout, take the third exit and proceed up the hill passing the church. Continue along Church Road and into Cross Street, passing New Road and turn left into Cooks Road. Proceed along, and turn right into Bennett Avenue. Continue along towards the end, turning left into Elliston Close, where the property is located at the end on the left.

## ENTRANCE PORCH

Approached via a UPVC part glazed front door. Built-in cupboard housing consumer unit and electric meter, UPVC windows to front and side. UPVC part glazed door to:

## LOUNGE/DINING ROOM 12'8" X 10'2" (3.86M X 3.10M)

Stairs to first floor, TV point, telephone point, storage heater, UPVC window to side.

## KITCHEN 9'8" X 5'0" (2.95M X 1.52M)

Base and wall mounted units, work surfaces, tiled splashbacks, single drainer stainless steel sink unit, electric cooker point, plumbing for washing machine, space for fridge or freezer, built-in understairs storage cupboard, UPVC window to side.

## FIRST FLOOR LANDING

Loft access.

## BEDROOM 9'8" X 9'1" INC TO 10'2" (2.95M X 2.77M INC TO 3.10M)

Built-in wardrobe, built-in airing cupboard housing hot water tank, TV aerial, storage heater, UPVC window to side.

## BATHROOM 6'4" X 5'6" (1.93M X 1.68M)

Suite comprising panelled bath, wc, pedestal wash basin, tiled splashbacks, shaverlight, extractor fan, UPVC frosted window to side.

## OUTSIDE

The front the property is accessed via a shared driveway. At the front, there is an outside water tap and an external power socket. Access over the neighbouring garden leads to a gate, providing pedestrian access to the side garden. This is of a particularly generous size, being enclosed by fencing, and laid principally to lawn with mature trees and shrubs. The shared driveway leads to a drive, providing vehicular standing for at least one car, and this leads to a GARAGE 5.03m x 2.51m (16'6" x 8'3"), in a block, with up and over style door, power and light connected.

AGENT'S NOTE: The vendor has informed us that mains water, electricity and drainage are connected. The council tax band is understood to be Band A.

## ELMSWELL & AREA

Elmswell is about 9 miles East of Bury St Edmunds, located just north of the A14. Being one of the largest villages in Suffolk, and having a thriving community, it is well-served with a wide range of shops and amenities, including a Post Office, large Co-Op, Mace General Store, Primary School, Nursery School, two Public Houses, Pharmacy, Butchers, Library, Hair Salons, Veterinary Surgery, Pet Shop, Travel Agent, Fish and Chip Shop and Chinese Takeaway. The busy Blackbourne Community Centre offers many social and sports clubs. The village has its own railway station, and the





nearby town of Stowmarket has a mainline link to London's Liverpool Street, in approximately 80 minutes.

### **BURY ST EDMUNDS & AREA**

Sitting amidst beautiful countryside, Bury St Edmunds is an historic town and the second largest in Suffolk. Surrounded by many picturesque villages, some of which offer good local amenities, it offers a wide range of cultural, educational and recreational facilities.

Features of particular note include St Edmundsbury Cathedral with its Millenium Tower, the famous Abbey Gardens with the original ruins and The Georgian Theatre Royal, which has recently been the subject of a restoration programme and The Apex, a live performance venue for concerts, comedy and dance, together with a contemporary art gallery. In addition, there are two cinemas, one of which is a multi-screen complex and a sports centre.

Bury St Edmunds and the surrounding villages boast excellent schools and further education is catered for at the West Suffolk College.

The town benefits from extremely good shopping facilities with a twice weekly market and a wide range of independent traders, national chains, five supermarkets and the arc shopping centre, opened in 2009. In addition, there are many pubs and restaurants which cater for a variety of tastes.

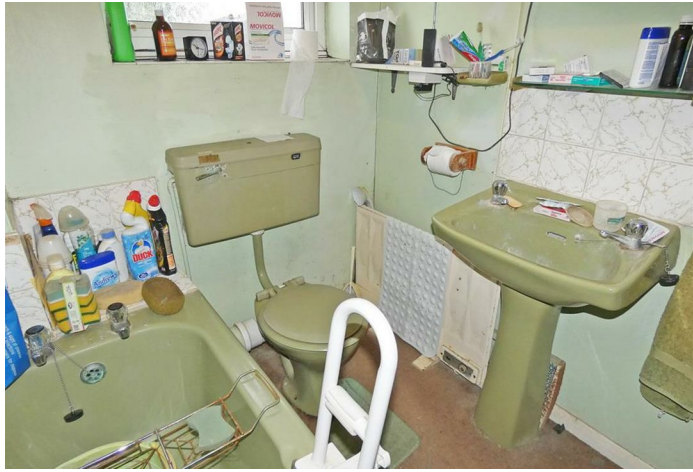
### **TRANSPORT LINKS**

The A14 dual carriageway heading west from Bury St Edmunds provides easy access to

Newmarket, Cambridge, the Midlands, Stansted Airport and London, via the M11. Stowmarket and Ipswich, both with direct rail links to London's Liverpool Street, the East Coast and the A12 are all readily accessed by heading east.

### **OFCOM BROADBAND AND MOBILE**

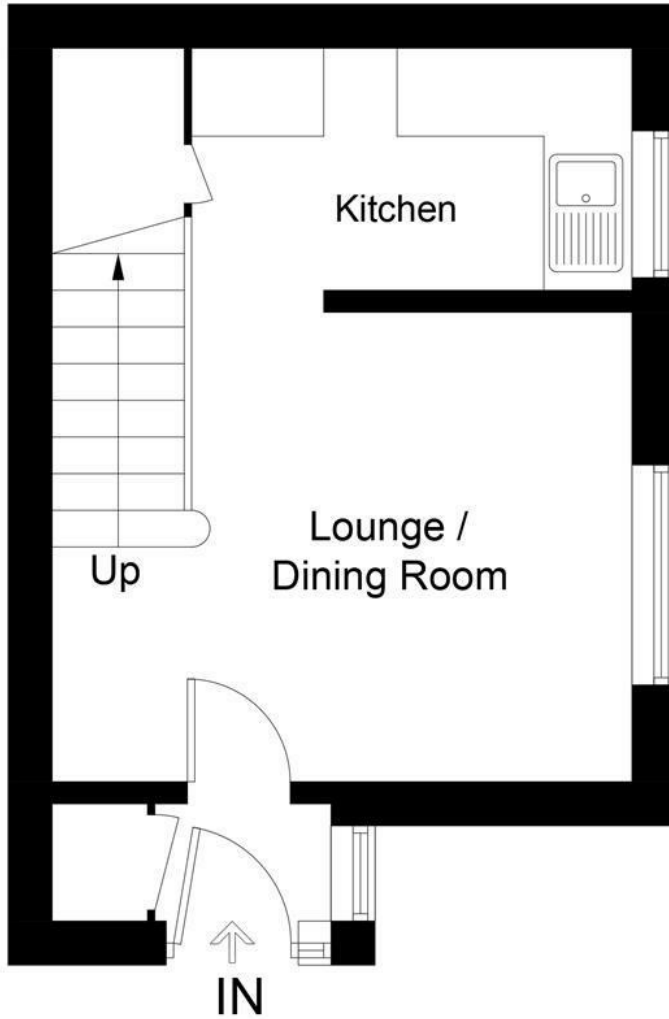
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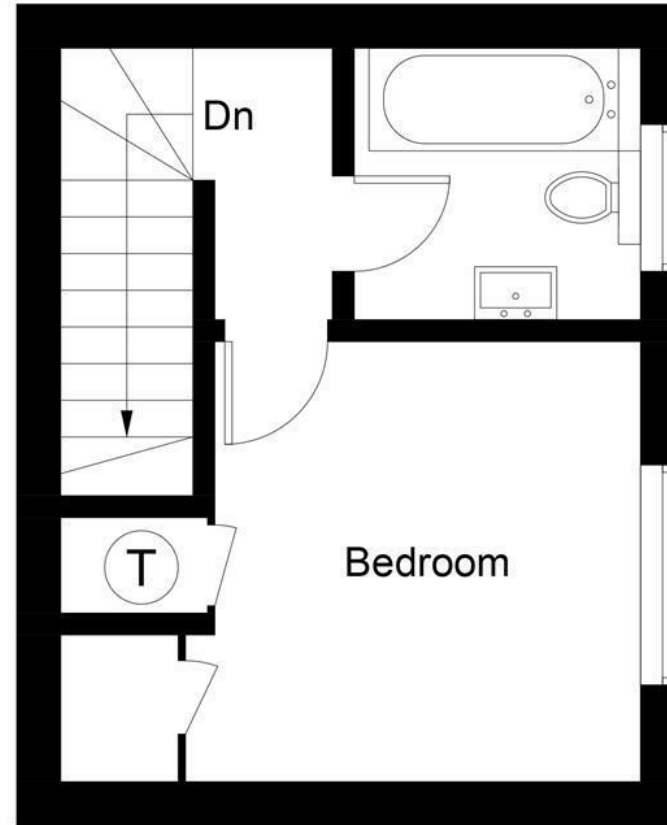


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Approximate Gross Internal Area = 41.4 sq m / 446 sq ft



### 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 PERFORMANCE CERTIFICATE

### Energy Efficiency Rating

|   | Current                    | Potential   |
|---|----------------------------|---|
| Very energy efficient - lower running costs |                            |   |
| (92 plus) <b>A</b>                          |                            | <b>92</b>   |
| (81-91) <b>B</b>                            |                            |   |
| (69-80) <b>C</b>                            |                            |   |
| (55-68) <b>D</b>                            |                            |   |
| (39-54) <b>E</b>                            | <b>41</b>                  |   |
| (21-38) <b>F</b>                            |                            |   |
| (1-20) <b>G</b>                             |                            |   |
| Not energy efficient - higher running costs |                            |   |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |  |



**Bury St Edmunds**  
**Suffolk IP30 9UH**

**Bury St Edmunds Area: 01284 769 691**

**Elmswell Area: 01359 256 821**

**Mid Suffolk Area: 01449 737 706**

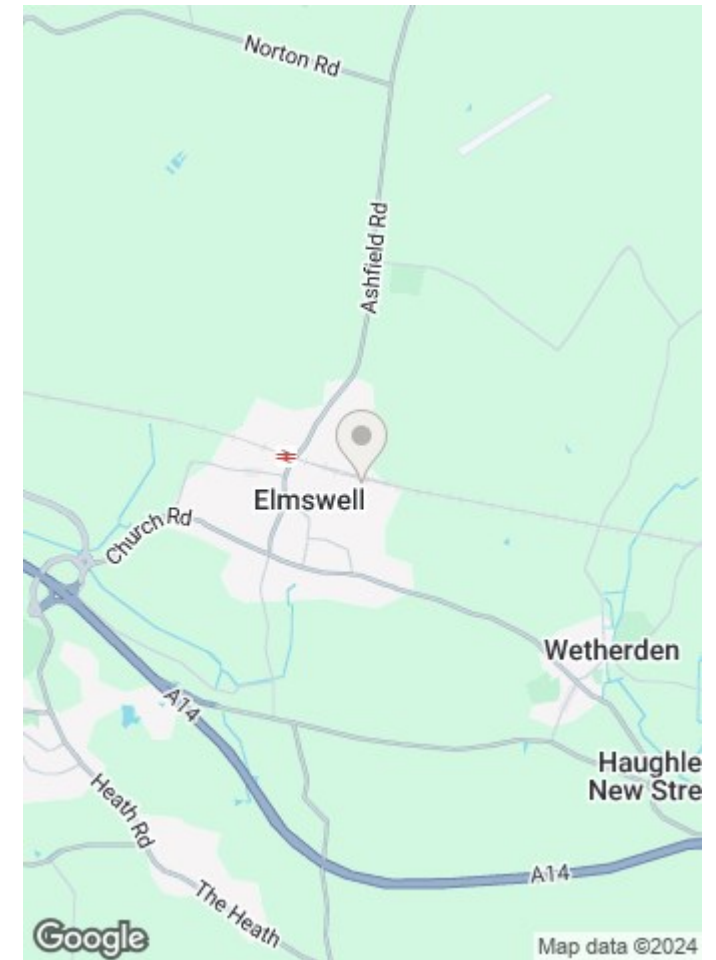
**Mobile: 07803 138 123**

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**www.coakleyandtheaker.co.uk**

## PROPERTY SUMMARY

- **ELMSWELL**
- **ENTRANCE PORCH**
- **LOUNGE/DINING ROOM**
- **KITCHEN**
- **DOUBLE BEDROOM**
- **BATHROOM**
- **LARGE SIDE GARDEN**
- **GARAGE & PARKING**
- **ELECTRIC HEATING, UPVC DOUBLE GLAZING**
- **POPULAR AREA, CONVENIENT FOR STATION AND A14, REQUIRES UPDATING & REFURBISHMENT, NO CHAIN, IDEAL FIRST-TIME/INVESTMENT PURCHASE, EARLY VIEWING ADVISED**



## VIEWING:

**Strictly by appointment with Coakley & Theaker**

**ZOOPLA** **rightmove** **PrimeLocation.com**



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i) The seller has agreed that these particulars are correct and an accurate description of their property. However, if there is any point which is particularly important to you, please contact the office and we will be pleased to check the information for you, especially if you are contemplating travelling some distance to view the property. ii) These particulars are for guidance purposes only. Most photographs are taken with a wide-angle lens. Contents, fixtures and fittings shown in photographs are not included unless specified. iii) The Agent has not tested any apparatus, equipment, fixtures and fittings or services and cannot verify that they are in working order or fit for the purpose. References to the tenure of the property are based on information supplied by the seller. The Agent has not had sight of the title document. Buyers are advised to obtain verification from their solicitor or surveyor about any of the above points.

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