



Ashfield Road, Elmswell, Bury St. Edmunds, IP30 9HG

Price Guide £215,000



## DRAFT DETAILS

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We are pleased to present: A much improved, non-estate modern mid-terraced 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, 2 Bedrooms With Fitted Double Wardrobes, Refurbished Bathroom, Front & Rear Garden Overlooking Farmland, Parking Space, IDEAL FTB/INVESTMENT, VIEW ASAP.

## DESCRIPTION

This established modern non-estate property presents with brick elevations and a tiled roof. It has benefitted from improvements in recent years, with works including installing a new gas boiler and radiators, replacement UPVC double glazing, refurbishing the bathroom, new carpets and decoration.

This property, which is located conveniently for a children's recreation area, and the Blackbourne Community Centre, together with nearby shops and the station, would suit first-time buyers, or investment purchaser, therefore 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 and Woolpit, and at the roundabout, take the second exit towards the village. Proceed up the hill, and turn left just after the church, into School Road. Continue along, passing the pub, and cluster of shops, and turn left at the T-junction, opposite the CoOp and Post Office. Continue past the station, over the level crossing into Station Road, and proceed past the Butchers, General Store and Nursery. Continue along into Ashfield Road, where Barbers Row is located on the left.

## ENTRANCE HALL

Approached via outer canopy, with part glazed panelled front door. Tiled floor, consumer unit, radiator, opening into Kitchen.

## LOUNGE/DINING ROOM 15'1" X 11'11" (4.60M X 3.63M)

Good size living area, stairs to first floor, with open area beneath, wood effect floor, TV point, telephone point, radiator, UPVC window to rear, UPVC glazed double doors to rear garden.

## KITCHEN 8'9" X 7'9" (2.67M X 2.36M)

Re-fitted with range of cream high-gloss base and wall mounted units, work surfaces, tiled splashbacks, inset single drainer stainless steel sink unit with 'Swan-neck' style mixer tap, inset ceramic hob with cooker hood over, built-in electric double oven/grill, space for fridge/freezer, tiled floor, plumbing for washing machine, open serving hatch to Lounge/Dining Room, power socket with USB points, wall mounted replacement Worcester gas combination boiler, UPVC window to front.

## FIRST FLOOR LANDING

Built-in airing cupboard with radiator, loft access, radiator.

## BEDROOM 1 9'4" X 8'6" + RECESS (2.84M X 2.59M + RECESS)

Maximum measurement 3.63m (11'11") into 1.04m (3'5") deep recess, suitable for a dressing table, desk or wardrobe. Built-in double wardrobe, radiator, UPVC window to rear.

## BEDROOM 2 9'9" X 5'2" MAX (2.97M X 1.57M MAX)

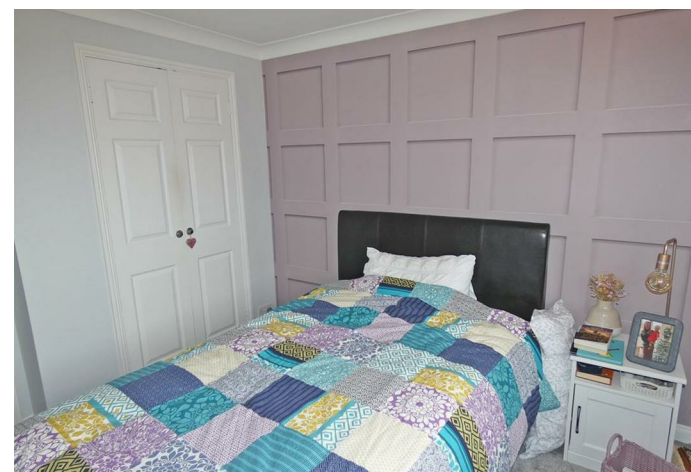
Built-in double wardrobe, TV aerial, radiator, UPVC window to front.

## BATHROOM 6'8" X 6'5" MAX (2.03M X 1.96M MAX)

Refurbished with white suite comprising panelled bath with folding glazed screen and shower controls, with both fixed and flexi-heads, wc, pedestal wash basin, tiled splashbacks, extractor fan, chrome vertical radiator/towel rail, UPVC frosted window to front.

## OUTSIDE

To the front, the garden is enclosed by picket fencing, being laid to slate chippings, with paved pathway to the front door, and an outside water tap. Adjacent to the front door there is a useful built-in BRICK STORAGE SHED. To the rear, the garden overlooks open farmland, and is enclosed by fencing, being laid principally to artificial lawn, with decking seating area. A gate provides pedestrian rear access, which leads around behind the rear of two neighbouring properties, and to the shared private car parking area, at the end of the terrace, on the left, where there is one allocated parking space, and visitors parking.





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

### **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**

<https://checker.ofcom.org.uk/>



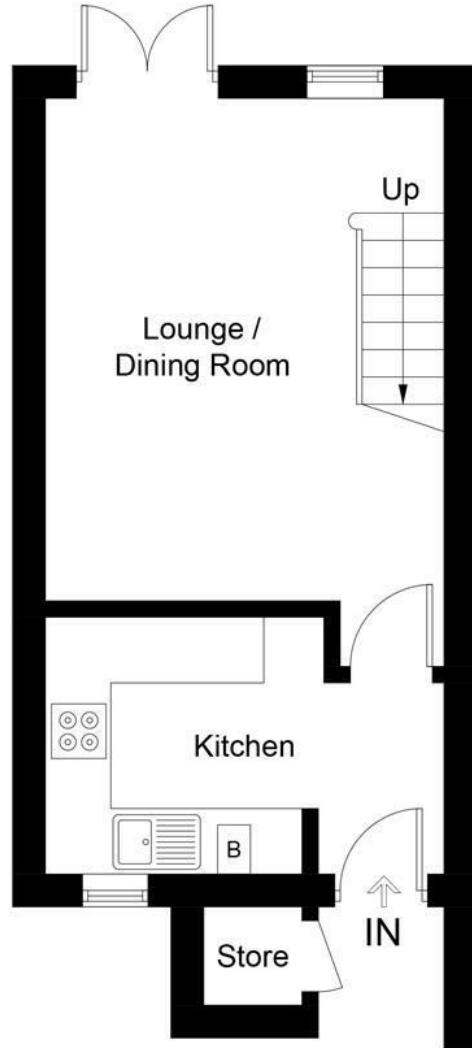


### 3 Barbers Row, Elmswell. IP30 9HG

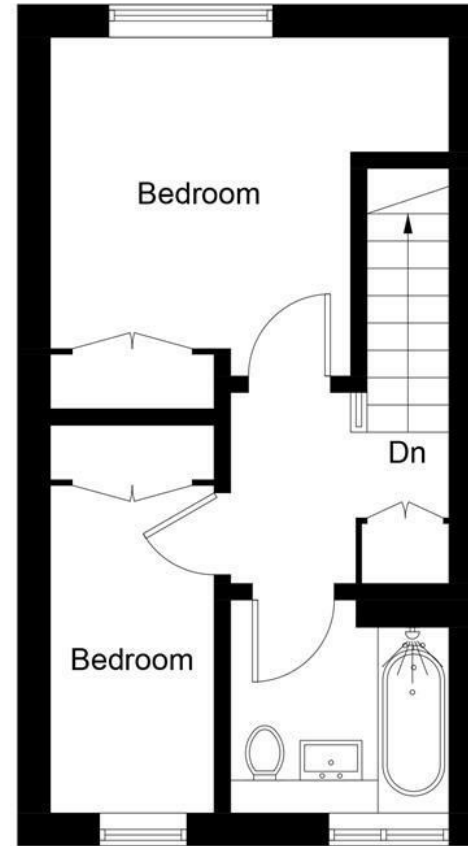
Approximate Gross Internal Area = 52.1 sq m / 561 sq ft

Store = 0.8 sq m / 9 sq ft

Total = 52.9 sq m / 570 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>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>75</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 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**

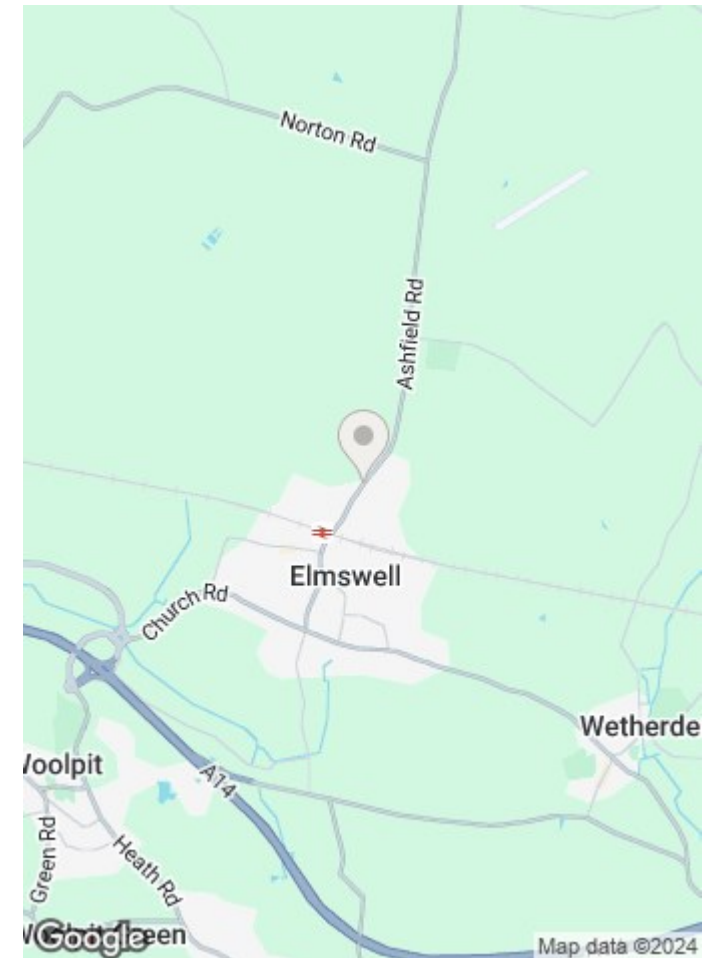
**Mobile: 07803 138 123**

**Email: info@coakleyandtheaker.co.uk**

**www.coakleyandtheaker.co.uk**

## PROPERTY SUMMARY

- **ELMSWELL**
- **ENTRANCE HALL**
- **LOUNGE/DINING ROOM**
- **RE-FITTED KITCHEN**
- **2 BEDROOMS WITH BUILT-IN DOUBLE WARDROBES**
- **REFURBISHED BATHROOM**
- **FRONT & REAR GARDEN OVERLOOKING FARMLAND, PARKING SPACE**
- **GAS FIRED RADIATOR HEATING, UPVC DOUBLE GLAZING**
- **NON-ESTATE LOCATION IN WELL-SERVED VILLAGE, CONVENIENT FOR STATION AND A14**
- **MUCH IMPROVED, IDEAL FOR FIRST-TIME BUYERS OR INVESTMENT, 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.

General Data Protection Regulations (GDPR) Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.