



THE
**Mortimer
& Gausden**
PARTNERSHIP

5 Old Schools Court, Elmswell,
Bury St. Edmunds, IP30 9NL

Offers In Excess Of
£150,000

MG
PARTNERSHIP

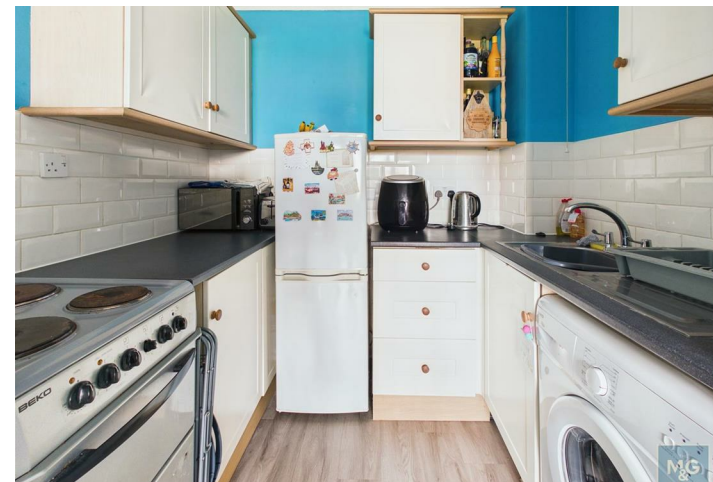
A great opportunity to own a home of your own in a superb village setting

This well-presented modern terraced home occupies a pleasant village setting and includes a small garden to the front and allocated parking to the rear.

In our opinion, the house would be ideal as a first-time purchase or as a sound investment. The property benefits from electric heating and sealed unit glazing and provides well-planned accommodation, including the main bedroom, which has been subdivided to provide 2 useful separate rooms.

Elmswell is a thriving village, with a strong sense of community and an excellent range of amenities, including a range of shops and a modern sports facility and a community centre. There is a rail link to Bury St Edmunds and Stowmarket, which has a mainline rail link to London, Liverpool Street. The A14 provides a fast route to Ipswich, Bury St Edmunds and Cambridge.

- Attractive modern terrace/quarter home
- Occupying a well served village setting
- Hall, open plan sitting room, kitchen
- Bedroom with dressing room/study area
- Sealed unit glazing, electric heating
- Front gardens and allocated parking
- Perfect first time or investment buy



The property benefits from electric heating and sealed unit glazing and, in more detail, comprises the following:

On the ground floor:

The entrance hall includes a useful storage cupboard and leads into the open-plan sitting room, which provides a comfortable living space and room for entertaining. Leading off the sitting room is the kitchen area, which is fitted with a range of units with ample appliance space.

On the first floor:

The landing includes a built-in cupboard and an access to the loft space, which is mostly boarded. The main bedroom has been subdivided to create 2 separate spaces - a bedroom area with a Velux skylight window and a separate dressing room area, which can also be used as a large home office or occasional bedroom 2, adding flexibility to the accommodation.

The bathroom is of a good size with a white suite including a panel enclosed bath with an electric shower over.

Outside

The property has small gardens to the front. To the rear there is a private allocated parking space, together with further guest parking.

COUNCIL TAX- Mid Suffolk - BAND A

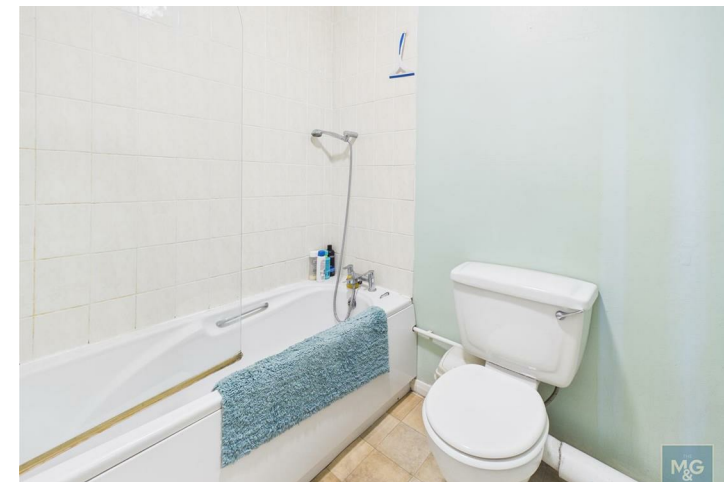
EPC - C

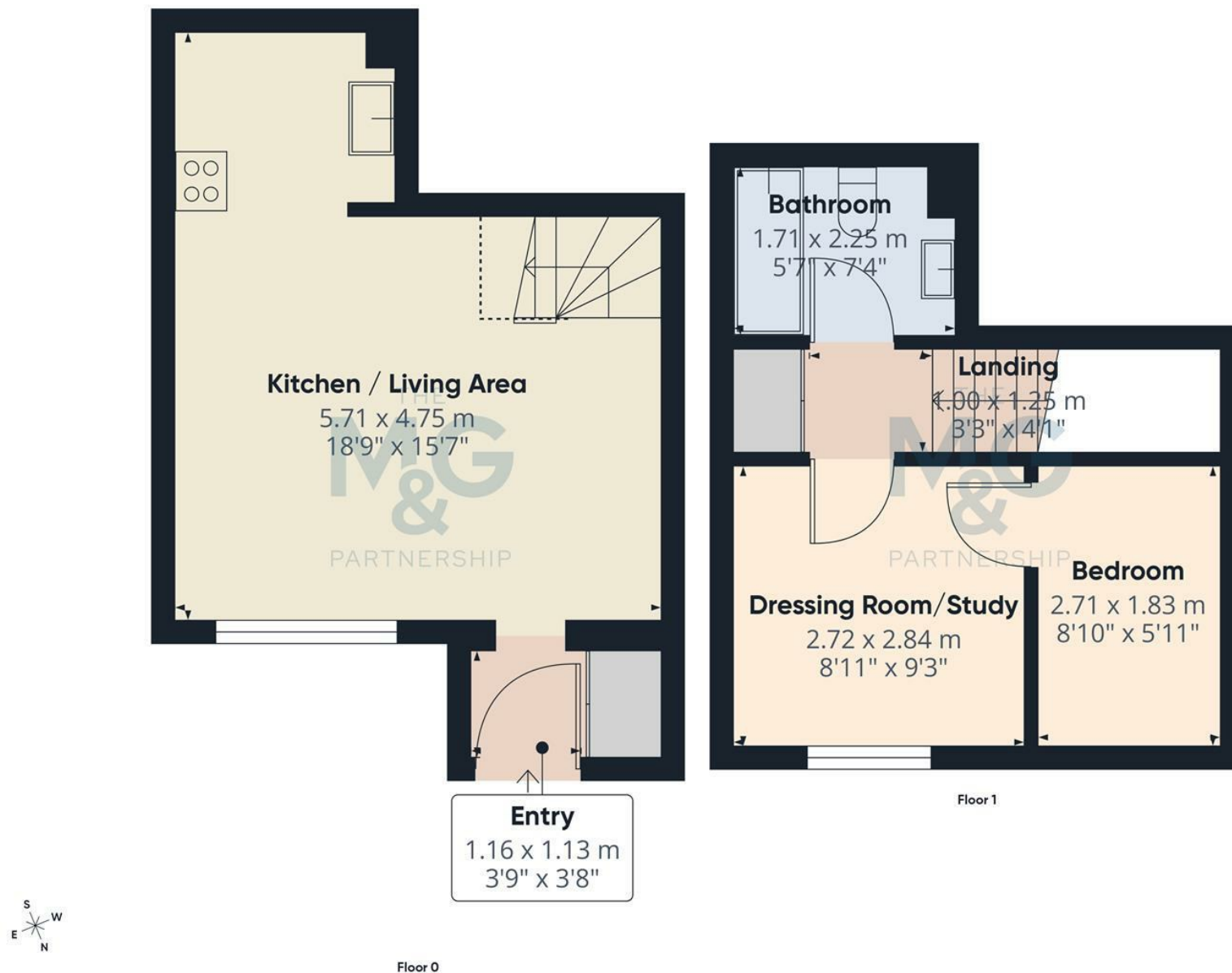
SERVICES - Mains water, electricity and drainage

BROADBAND - Ofcom states Ultrafast broadband is available

MOBILE - Ofcom states all mobile phone providers are likely

WHAT3WORDS [///hook.aquatics.hypnotist](https://www.what3words.com/#!/hook.aquatics.hypnotist)





Please Note: These details have been carefully prepared in accordance with the Sellers instructions, however their accuracy is not guaranteed. Measurements are approximate and where floor plans have been included, they serve purely as a guide to general layout and should not be used for any other purpose. The photographs displayed are also for promotional purposes only, and do not indicate the availability to purchase any of the fixtures and fittings. We have not tested any services or appliances, and potential purchasers should make their own enquiries to ensure that they are of a satisfactory working standard. Important: No person in the employment of Mortimer & Gausden Limited has any authority or ability to make or give warranty or representation whatsoever in relation to this property. If you are in any doubt as to the correctness of any of the content contained in either these details, our advertising or website, please contact our offices immediately.

The Mortimer & Gausden Partnership is a trading name of Mortimer & Gausden Ltd.

mail@mortimerandgausden.co.uk
www.mortimerandgausden.co.uk
7 Langton Place, Bury St. Edmunds, Suffolk. IP33 1NE

01284 755526