THE
Mortimer
& Gausden
PARTNERSHIP

30 Blackbourne Road,
Elmswell, Suffolk, IP30 9UH

Offers In Excess Of
£240,000

Make this semi-detached village home your own!

Occupying a pleasant position within the popular village of Elmswell, this modern semi-detached house offers comfortable accommodation, a garage, driveway parking and enclosed gardens.

Although now requiring a little cosmetic improvement, the house benefits from a modern fitted kitchen, uPVC sealed unit glaziing and a brand new gas-fired boiler.

Elmswell is a well-served village with shops, a primary school, a large community/sports facility and a rail link to Bury St Edmunds and Stowmarket. Access to the A14 is also very convenient.

Offered for sale with NO UPWARD CHAIN, this is an ideal home for anyone looking for a competitively priced village property which they can improve and personalise.

- Well located semi-detached home
- Occupying a well served location
- Hall, sitting room, kitchen, dining area
- 3 Bedroom, bathroom/wetroom
- Gas central heating with new boiler
- uPVC Sealed unit glazing. CHAIN FREE
- Gardens, garage and parking

The property benefits from gas-fired central heating, uPVC sealed unit glazing and a brand new boiler (installed 20.05.26). Although some cosmetic improvements are required, the house offers excellent potential and, in more detail, comprises:

On the ground floor:
An entrance hall leads into the sitting room, which has an archway opening through to the dining area. The dining area has French doors leading out to the rear garden, making this a pleasant and sociable space.

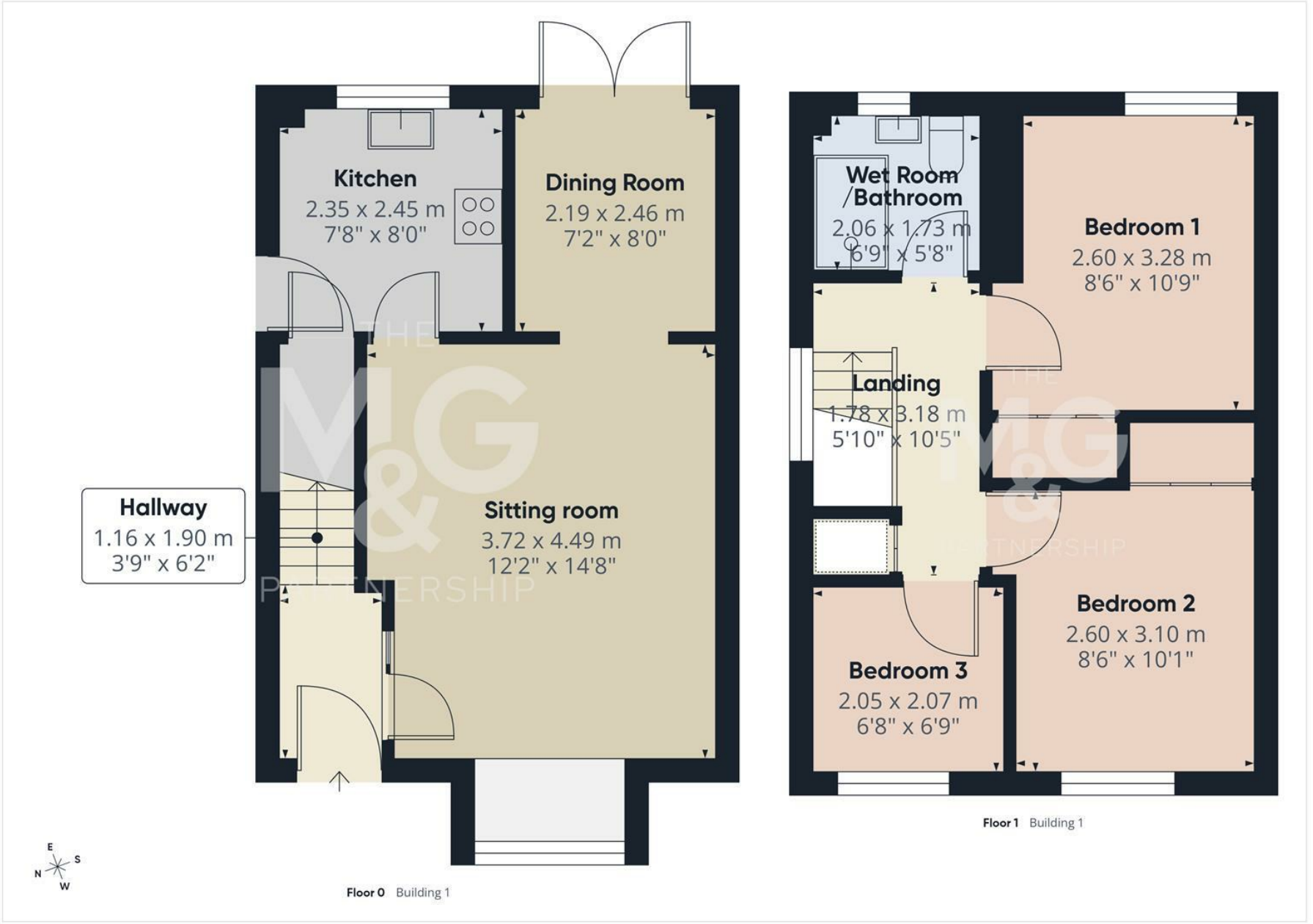
The kitchen is fitted with a modern range of units and includes a built-in oven and hob. There is a door to the side and a useful understairs storage cupboard.

On the first floor:
A landing gives access to 3 bedrooms and the bathroom. Bedrooms 1 and 2 are both double rooms, each with a fitted wardrobe; bedroom 3 is a single bedroom. The bathroom has been adapted into a wet room; however, a bath could easily be reinstated if preferred.

Outside:
To the front of the property is a small garden of open plan design. A driveway to the side provides parking and access to the single garage. The rear garden is also enclosed and affords a good degree of privacy.

This house would be perfect for first-time buyers, young families, investment buyers, downsizers or anyone wanting a well-served village home at an affordable price, with the opportunity to add their own ideas.

COUNCIL TAX- Mid Suffolk - BAND C
EPC - TBC
SERVICES - All mains services connected
BROADBAND - Ofcom states Ultrafast broadband is available
MOBILE - Ofcom states all mobile phone providers are likely
WHAT3WORDS ///dissolves.proudest.boomers



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mail@mortimerandgausden.co.uk
www.mortimerandgausden.co.uk
7 Langton Place, Bury St. Edmunds, Suffolk. IP33 1NE
01284 755526