

MARSHALL
BUCK

ESTATE AGENTS



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

Guide Price £230,000



Marshall Buck are delighted to offer for sale this extended two bedroom Victorian semi detached house located in this sought after and well served village. The accommodation has the benefit of Gas Fired Central Heating and comprises Entrance Hall, Sitting Room, Kitchen/Dining Room, Rear Hallway with Pantry Cupboard, Ground Floor Bathroom, Landing and Two good sized Bedrooms. To the outside the property has a shingled front garden with a paved driveway to the side. A great attribute of the property is the good size rear garden which is mainly laid to lawn with a paved area. There is an outbuilding with power and plumbing for a washing machine.

NO ONWARD CHAIN

Entrance Hall

Sitting Room - 3.79m x 3.27m (12'5" x 10'8")

Kitchen/Dining Room - 4.24m x 3.04m (13'10" x 9'11")

Rear Hall - Solid wood door leading to back garden, access to pantry

Ground Floor Bathroom - 2.00m x 1.79m (6'6" x 5'10")

Landing

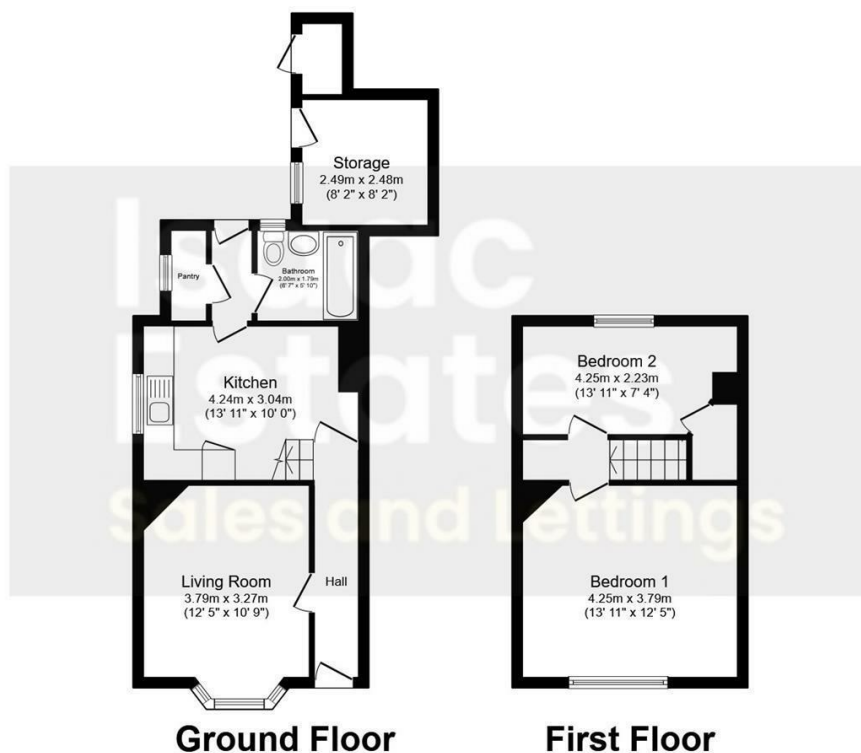
Bedroom One (Front) - 4.25m x 3.79m (13'11" x 12'5")

Bedroom Two (Rear) - 4.25m x 2.23m (13'11" x 7'3")

- VICTORIAN SEMI DETACHED HOUSE
- IN POPULAR AND WELL SERVED VILLAGE
- HALL, SITTING ROOM, KITCHEN/DINING ROOM, BATHROOM
- TWO GOOD SIZE BEDROOMS
- DRIVEWAY PARKING
- GOOD SIZE GARDEN & OUTBUILDING
- GAS FIRED CENTRAL HEATING
- NO ONWARD CHAIN







Total floor area 73.8 sq.m. (795 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Elmswell:

Elmswell is a popular and well served village lying some eight miles to the east of Bury St. Edmunds and just to the north of the A14 dual carriageway which provides fast access to Ipswich, the East Coast, Bury St. Edmunds, Cambridge, the Midlands and London via the M11. Local amenities include: supermarket, shop, pharmacy, vets, fish and chip shop, Chinese, Indian and Thai, community centre with café, two hairdressers, library, Post Office, primary school, public houses, parish church and railway station. An Intercity rail service operates from Stowmarket about six miles away.

Local Authority & Council Tax Band:

Mid Suffolk District Council. Council Tax Band A

Services:

Mains services are connected including gas, water, electricity and drainage.

Tenure:

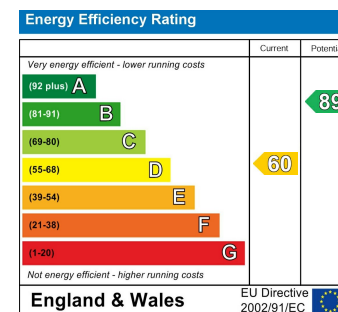
For sale FREEHOLD with vacant possession upon completion.

Viewings:

By appointment with the Sole agents Marshall Buck Ltd.

Anti-Money Laundering Regulations

We are obliged under the Government's Money Laundering Regulations 2019, which require us to confirm the identity of all potential buyers who have had their offer accepted on a property. Therefore, we will require the full name(s), date(s) of birth and current address of all buyers as well as a copy of photographic ID (Driving License or Passport) and Address Verification in the form of a recent Utility Bill/Bank Statement. Once we have received this information we will be able to issue a Memorandum of Sale and move forward with the transaction.



15-17 Eastgate Street, Bury St Edmunds, Suffolk, IP33 1PR

Tel: 01284 705505 Email: hello@marshallbuck.co.uk <https://www.marshallbuck.co.uk>