

## **Oxer Close, Elmswell, Suffolk, IP30 9UE**

Offers in excess of: £240,000



- No Onward Chain
- Semi-Detached House
- Three Bedrooms
- Off-Road Parking for Two Cars
- Low-Maintenance Rear Garden
- Double Glazing

This three bedroom semi-detached house, situated in the popular village of Elmswell, is being sold with no onward chain and benefits from a low-maintenance rear garden, off-road parking for two cars, and double glazing. The accommodation comprises entrance hall, living room, kitchen / dining room, first floor landing, three bedrooms, and family bathroom.

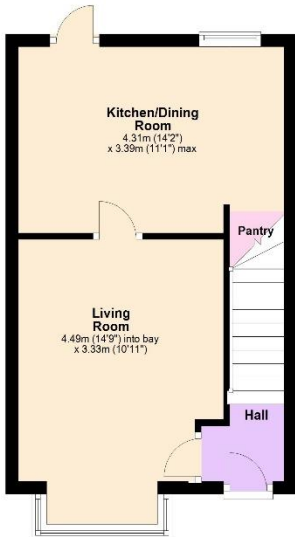
The village of Elmswell which dates back to Roman times is situated halfway between Bury St. Edmunds and Stowmarket and has a church, railway station, two pubs and a wildlife area at Kiln Meadow.

Council Tax Band: B



**Ground Floor**

Approx. 30.3 sq. metres (326.6 sq. feet)



**First Floor**

Approx. 27.4 sq. metres (295.0 sq. feet)



Total area: approx. 57.7 sq. metres (621.5 sq. feet)

Although every attempt has been made to ensure the accuracy of this floorplan measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only.  
Plan produced using PlanUp.

**Disclaimer**

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.