

## Freedom Road, Elmswell, Bury St. Edmunds, IP30 9HG

Shares From 25%: £77,500



- **Semi-Detached House**
- **Three Bedrooms**
- **Allocated Parking**
- **Current Service Charge £27 pcm**

Full Market Value: £310,000

- Semi-detached house
- Three bedrooms
- Downstairs WC
- Integrated oven, hob & extractor hood in kitchen with space for further appliances
- Flooring fitted throughout (vinyl to wet rooms & kitchen; carpets in all other areas)
- Enclosed rear garden laid to turf
- Allocated parking
- Three piece bathroom suite



The accommodation comprises entrance hall, kitchen, lounge/diner, WC, first floor landing, three bedrooms, and family bathroom.



The current service charge is £27 pcm.

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.

EPC Rating: B



**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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			95
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	