

# BUCKS

PROPERTY AGENTS



20 Bennett Avenue, Elmswell, Bury St. Edmunds, IP30 9EX

Offers Over £160,000

- One Bedroom
- Open Plan Sitting Room/Kitchen
- Sealed Unit Double Glazed
- Combi Boiler
- Village Location
- Cluster House
- Fully Boarded Loft
- Gas Radiator Central Heating
- Off Road Parking For One Vehicle



# 20 Bennett Avenue, Bury St. Edmunds IP30 9EX

Nestled in the charming village of Elmswell, Bury St. Edmunds, this delightful attached house on Bennett Avenue offers a perfect blend of comfort and convenience. With one well-proportioned bedroom, this property is ideal for individuals or couples seeking a tranquil retreat in a picturesque setting. Upon entering, you are welcomed into an inviting open plan sitting room and kitchen, creating a warm and sociable atmosphere. This layout is perfect for entertaining guests or enjoying a quiet evening at home. The modern kitchen is equipped with essential amenities, making it a practical space for culinary enthusiasts. The property features a well-appointed bathroom, ensuring that all your needs are met. Additionally, the combi boiler provides efficient heating and hot water, contributing to a cosy environment throughout the year. For those with a vehicle, off-road parking for one car is available, adding to the convenience of this lovely home.

This property presents an excellent opportunity for anyone looking to embrace village life in a comfortable and well-maintained home within Elmswell offering many amenities including supermarket, public house, local businesses, and schools. There is a train station with rail links to Ipswich & Bury St Edmunds and is within easy access to the A14 corridor. Whether you are a first-time buyer or seeking a rental, this charming house on Bennett Avenue is not to be missed.

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Council Tax Band: A



### Entrance Porch

With laminate floor.

### Sitting Room

With window to front, stairs leading to first floor, understairs storage, TV point, opening into:-

### Kitchen

With window to front, range of high and low units, stainless steel sink and drainer, tiled splashbacks, space for cooker, space for fridge freezer, plumbing for washing machine, pantry cupboard and vinyl floor.

### First Floor Landing

With radiator.

### Bedroom One

With window to front, space for wardrobe, radiator and loft access to fully boarded loft housing Combi boiler.

### Bathroom

With Velux window, bath with shower over, low level W/C, pedestal basin, tiled splashbacks, storage cupboard, vinyl tiled floor and radiator.

### Outside

To the front of the property are paving stones leading to the front door, lawn, fencing and paving stones for additional parking. To the rear of the property with access through a gate is a rear garden comprising of lawn, paving stones, shed and for privacy and seclusion is fenced all around.





## Directions

Market Pl, Stowmarket IP14 1DT, UK Head north on Market Pl towards Tavern St/B1115 Turn right at the 1st cross street onto Station Rd W/B1115 Turn left onto Gipping Way/A1308 Go through 1 roundabout At the roundabout, take the 2nd exit onto Tot Hill/A1308 At Tot Hill Jct, take the 3rd exit Continue onto Tot Hill Continue onto Stowmarket Rd Slight right to stay on Stowmarket Rd Continue onto Elmswell Rd Continue onto Wetherden Rd Continue onto Cross St Turn right onto Cooks Rd Turn right onto Bennett Ave Turn left Destination will be on the left Arrive: Bennett Avenue, Elmswell, Bury Saint Edmunds IP30 9EX, UK

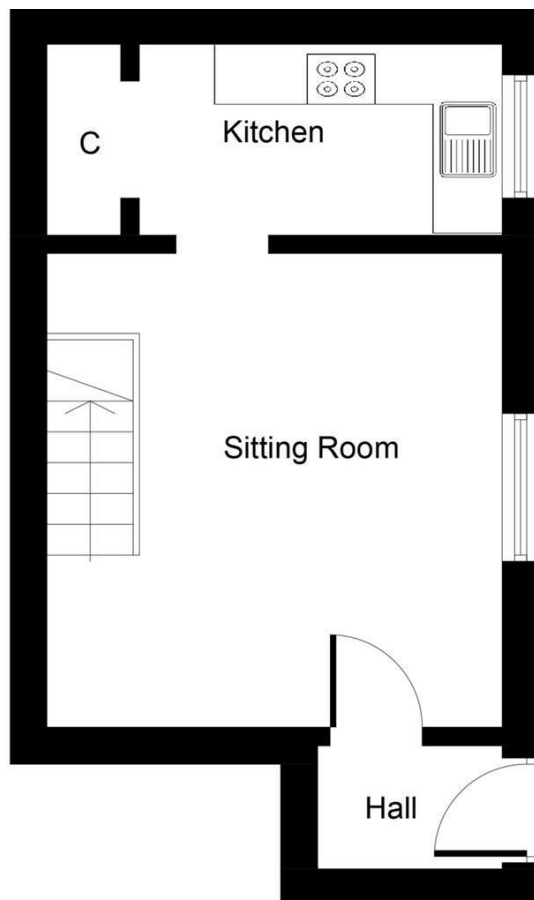
## Viewings

Viewings by arrangement only.  
Call 01449614700 to make an appointment.

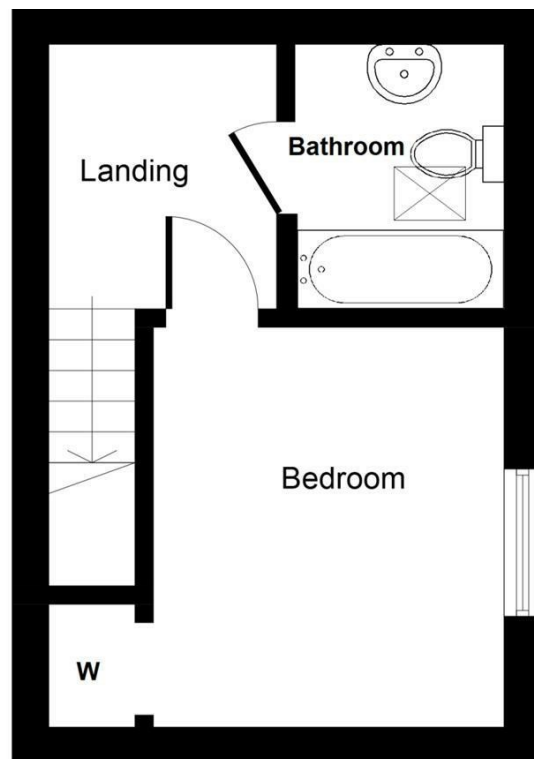
## EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		89
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Ground Floor



First Floor