

# BUCKS

PROPERTY AGENTS



19 Rowan Green, Elmswell, Bury St. Edmunds, IP30 9DN

Price £190,000

- Two Bedrooms
- Corner Plot
- Night Storage Heaters
- Requires Modernisation
- No Upward Chain
- End Of Terrace Bungalow
- Front And Rear Garden
- Single Garage En-Bloc
- Vacant Possession
- Village Location



# 19 Rowan Green, Bury St. Edmunds IP30 9DN

Nestled in the charming village of Elmswell, Bury St. Edmunds, this delightful end-terrace bungalow offers a unique opportunity for those looking to create their dream home. Set on a generous corner plot, the property boasts two well-proportioned bedrooms, a comfortable reception room, and a bathroom, making it an ideal choice for small families, couples, or retirees seeking single-storey living. The bungalow is in need of modernisation and updating, allowing you to personalise the space to your taste and style. With vacant possession and no upward chain, you can move in and start your renovation journey without delay. The property also benefits from parking for one vehicle and a single garage en bloc, providing ample storage and convenience. Elmswell is a picturesque village that offers a peaceful lifestyle while still 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. This location is perfect for those who appreciate the tranquillity of village life, yet desire the accessibility to nearby towns and cities.

This bungalow presents a fantastic opportunity for buyers looking to invest in a property with potential. With a little vision and effort, you can transform this space into a beautiful home that reflects your personal style. Don't miss out on the chance to make this bungalow your own in the lovely village of Elmswell.



Council Tax Band: B



### Entrance Porch

### Sitting Room

With window to front, fireplace, built-in cupboard, TV point and night storage heaters.

### Kitchen

With window to rear, range of high and low units, stainless steel sink and drainer, space for cooker, plumbing for washing machine, airing cupboard housing hot water tank, door leading to outside and tiled floor.

### Bedroom One

With window to front, fitted triple wardrobe, loft access and night storage heater.

### Bedroom Two

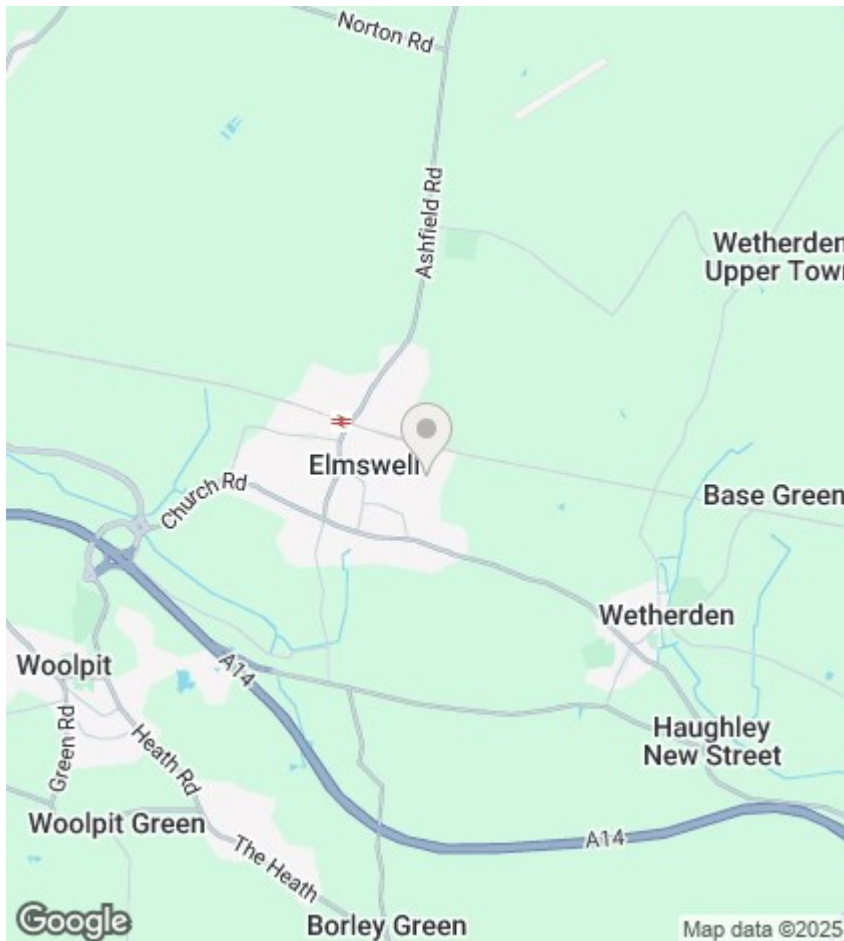
With window to rear.

### Bathroom

With window to rear, bath, low level W/C, pedestal basin and tiled splashbacks.

### Outside

To the front of the property is a pathway leading to the front door, lawn, hedging and shrubs. With a gate leading to the rear garden comprising of patio area ideal for outside entertaining, lawn, shrubs, shed and for privacy and seclusion is fenced and walled all around. With a single garage en-bloc with up and over door providing off road parking for one vehicle.



## Directions

Market Place, 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 Turn right onto Jubilee Terrace Turn right onto Miller Cl Turn left to stay on Miller Cl Continue onto Rowan Grn Destination will be on the right Arrive: Rowan Green, Elmswell, Bury Saint Edmunds IP30 9DN, UK

## Viewings

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

## EPC Rating:

F

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	37	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Total Area: 53.8 m<sup>2</sup> ... 579 ft<sup>2</sup>

All measurements are approximate and for display purposes only