

8 Farthing Land, Elmswell

Minors & Brady

8 Farthing Land

Elmswell, Bury St. Edmunds

Offering well-balanced accommodation, two double bedrooms, off-road parking and an enclosed rear garden, this attractive home makes an excellent choice for first-time buyers, couples or those looking to downsize. The property benefits from a spacious sitting room, a practical kitchen with ample countertop space and direct access to the garden, alongside the added convenience of a ground-floor WC. Upstairs, two well-proportioned double bedrooms are complemented by a first-floor bathroom fitted with a bath and shower over. Outside, a private driveway provides valuable off-road parking, while the enclosed rear garden offers a pleasant space to relax, entertain or enjoy outdoor dining. With a practical layout and a range of appealing features, this is a home that offers comfortable living in a well-connected Suffolk village.

- Attractive two-bedroom semi-detached home
- Well-proportioned kitchen with ample countertop space
- Spacious sitting room providing comfortable everyday living
- Two well-proportioned double bedrooms
- First-floor bathroom with bath and shower over
- Convenient ground-floor WC
- Enclosed rear garden offering private outdoor space
- Driveway providing valuable off-road parking
- Situated within a popular and well-served Suffolk village
- Convenient access to Elmswell railway station and local amenities

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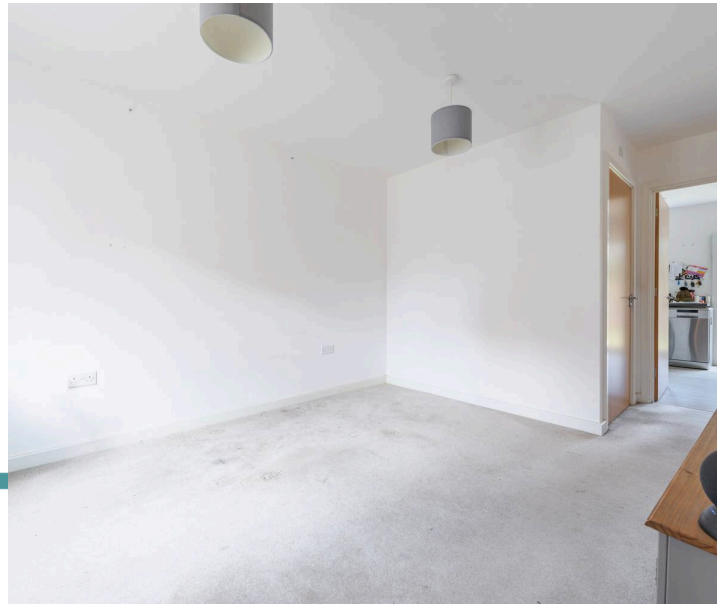
Elmswell, Bury St. Edmunds

The Location

Elmswell is a popular and well-served village in Mid Suffolk, positioned between the market towns of Bury St Edmunds and Stowmarket. The village offers a good range of everyday amenities, including a Co-op supermarket, local shops, a Post Office, pharmacy, public houses and a selection of independent businesses. There are also recreational facilities, a library and schooling within the village, making it a convenient setting for a variety of buyers.

For commuters, Elmswell benefits from its own railway station, providing connections towards Bury St Edmunds, Cambridge, Stowmarket and Ipswich. The nearby A14 also offers convenient road links towards Ipswich, Cambridge and the wider East Anglian region, while both Bury St Edmunds and Stowmarket are within easy reach for additional shopping, leisure and employment opportunities.













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The property is entered via an entrance hall, which leads through to the spacious sitting room. This inviting reception space offers ample room for comfortable seating and provides a welcoming setting for relaxing and entertaining.

Positioned towards the rear, the kitchen offers ample countertop space, providing useful preparation areas and room for everyday appliances. The kitchen also benefits from direct access to the enclosed rear garden, creating a convenient connection between the indoor and outdoor spaces. A separate ground-floor WC completes the accommodation on this level.

Stairs rise to the first-floor landing, where two well-proportioned double bedrooms provide comfortable sleeping accommodation. Both rooms offer flexibility for a range of furniture arrangements and could also accommodate additional furnishings depending on individual requirements. The first-floor bathroom completes the internal accommodation, fitted with a bath and shower over.

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Externally, the property benefits from a private driveway to the front, providing valuable off-road parking. To the rear, the enclosed garden offers a pleasant outdoor space with scope for seating, gardening and outdoor dining.

Agent's Note

This property is 40% shared ownership, shared with Clarion Housing Association Limited. There is the potential to staircase to 100% Ownership as long as the buyer does not own another property.

This property is being sold leasehold, with 119 years remaining on the lease.

The property has gas central heating, and is connected to mains water, electricity, gas and drainage.

Service Charge: £90.37 - including buildings insurance, managed fee, administration and external management company.

Rent: £414.24 Per Month

Council Tax Band: B

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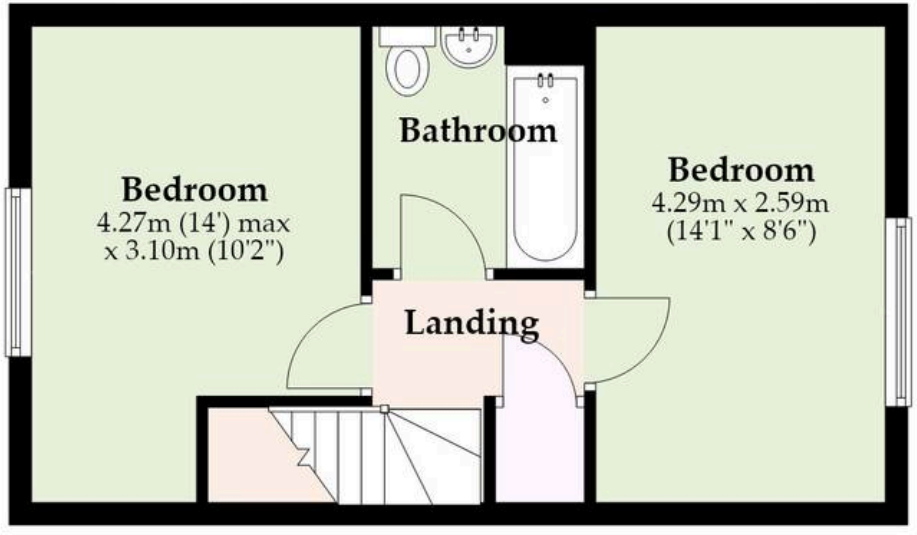
Ground Floor

Approx. 32.7 sq. metres (352.0 sq. feet)



First Floor

Approx. 33.1 sq. metres (355.8 sq. feet)



Total area: approx. 65.8 sq. metres (707.9 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.

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Branch Manager



Meet *Joe*
Property Lister



Meet *Claire*
Aftersales Team Leader

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Your home, our market

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