

DRAFT DETAILS
36 WARWICK DRIVE
BURY ST. EDMUNDS
IP32 6TF

Coakley & Theaker (OH) present: A well presented modern mid-terraced house situated on the northern outskirts of Bury St Edmunds. Lounge, Re-fitted Kitchen/Dining Room, 2 Double Bedrooms, Re-fitted Bathroom, Good Size Enclosed Garden, Two Allocated Parking Spaces, **NO CHAIN, IDEAL FIRST-TIME BUY OR INVESTMENT, VIEW ASAP.**



2130

New Price Guide £192,000

**** NO STAMP-DUTY FOR FIRST-TIME BUYERS ****

LOUNGE, RE-FITTED KITCHEN/DINING ROOM, 2 DOUBLE BEDROOMS, RE-FITTED BATHROOM, GOOD SIZE ENCLOSED GARDEN, 2 ALLOCATED PARKING SPACES, GAS-FIRED RADIATOR HEATING, UPVC DOUBLE GLAZING & ROOFLINE, WELL PRESENTED, NO CHAIN, IDEAL FOR FIRST-TIME BUYER OR INVESTMENT PURCHASE, EARLY VIEWING ADVISED.

VIEWING: Strictly by appointment with Coakley & Theaker.

BURY ST. EDMUNDS

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DIRECTIONS : Proceed out of Bury St Edmunds along Fornham Road and at the traffic lights turn left into Tollgate Lane. Continue along and take the right turning into Lancaster Avenue. Turn left immediately into Northumberland Avenue and proceed along. Continue past the Methodist Church, on the left and turn left into Clay Road. Continue round to the right and proceed towards the end. Turn right into Warwick Drive and follow round to the left, where the property is located on the right.

LOUNGE : 4.22m (13'10") x 3.86m (12'8") Approached via an outer canopy with UPVC part glazed front door. The focal point being a modern ornamental fireplace with surround and inset electric fire, stairs to first floor with open area beneath, TV point, telephone point, cupboards housing gas and electric meters, radiator, UPVC window to front.

KITCHEN/DINING ROOM : 3.86m (12'8") x 2.82m (9'3") Re-fitted with range of base and wall mounted units, work surfaces, tiled splashbacks, inset 1 1/2 bowl stainless steel sink unit with 'swan-neck' style mixer tap, gas cooker point with stainless steel and glass cooker canopy over, glazed display cabinet, plumbing for washing machine, space for fridge/freezer, tiled floor, cupboard housing wall mounted gas boiler, radiator, UPVC window to rear, UPVC glazed door to rear garden.

FIRST FLOOR LANDING : Loft access.

BEDROOM 1 : 3.05m (10'0") x 2.87m (9'5") inc to 3.86m (12'8") Recess housing triple wardrobe with hanging rails and drawers, built-in storage cupboard, built-in airing cupboard housing hot water tank, radiator, UPVC window to front.

BEDROOM 2 : 3.89m (12'9") x 2.03m (6'8") Radiator, UPVC window to rear.

BATHROOM : 1.96m (6'5") x 1.88m (6'2") Re-fitted with white suite comprising panelled bath with shower unit over, wc, pedestal wash basin with 'swan-neck' style mixer tap, tiled splashbacks, radiator, extractor fan.

OUTSIDE : To the front of the property there are two allocated **PARKING SPACES**, and there is a small area of garden, laid to shingle and stones, with path to the front door. To the rear the garden is enclosed by fencing, being laid principally to lawn with borders, paved patio area and an outside water tap. There is a further paved seating area at the end of the garden and a gate, providing pedestrian rear access, which leads to a shared passageway, also utilised for the purpose of bin removal.

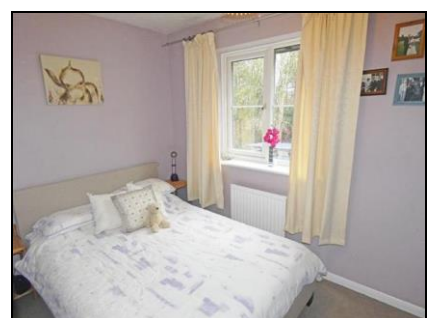
BURY ST EDMUNDS & AREA : Sitting amidst beautiful countryside, Bury St Edmunds is an historic town and the second largest in Suffolk. Surrounded by many picturesque villages, some of which offer good local amenities, it offers a wide range of cultural, educational and recreational facilities.

Features of particular note include St Edmundsbury Cathedral with its Millenium Tower, the famous Abbey Gardens with the original ruins and The Georgian Theatre Royal, which has recently been the subject of a restoration programme and The Apex, a live performance venue for concerts, comedy and dance, together with a contemporary art gallery. In addition, there are two cinemas, one of which is a multi-screen complex and a sports centre.

Bury St Edmunds and the surrounding villages boast excellent schools and further education is catered for at the West Suffolk College.

The town benefits from extremely good shopping facilities with a twice weekly market and a wide range of independent traders, national chains, five supermarkets and the arc shopping centre, opened in 2009. In addition, there are many pubs and restaurants which cater for a variety of tastes.

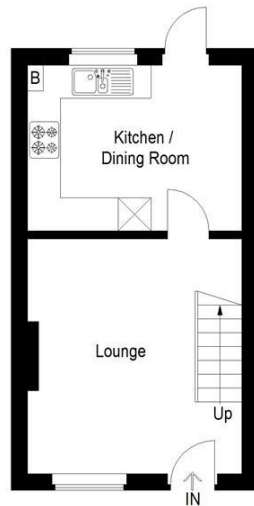
The A14 dual carriageway heading west from Bury St Edmunds provides easy access to Newmarket, Cambridge, the Midlands, Stansted Airport and London, via the M11. Stowmarket and Ipswich, both with direct rail links to London's Liverpool Street, the East Coast and the A12 are all readily accessed by heading east.



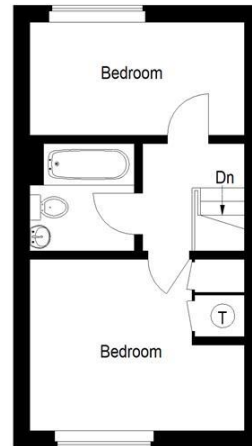


36 Warwick Drive, Bury St. Edmunds, IP32 6TF

Approximate Gross Internal Area
58.1 sq m / 625 sq ft



Ground Floor



First Floor

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale, unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

Energy Performance Certificate



36, Warwick Drive, BURY ST. EDMUNDS, IP32 6TF

Dwelling type: Mid-terrace house
Date of assessment: 06 January 2020
Date of certificate: 06 January 2020
Reference number: 0168-6022-7209-6580-4290
Type of assessment: RdSAP, existing dwelling
Total floor area: 55 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,572
Over 3 years you could save	£ 183

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 219 over 3 years	£ 135 over 3 years	
Heating	£ 1,026 over 3 years	£ 1,041 over 3 years	
Hot Water	£ 327 over 3 years	£ 213 over 3 years	
Totals	£ 1,572	£ 1,389	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>{92 plus} A</p> <p>{81-91} B</p> <p>{69-80} C</p> <p>{55-68} D</p> <p>{39-54} E</p> <p>{21-38} F</p> <p>{1-20} G</p> <p>Not energy efficient - higher running costs</p>	70	87

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Low energy lighting for all fixed outlets	£25	£ 75
2 Solar water heating	£4,000 - £6,000	£ 111
3 Solar photovoltaic panels, 2.5 kWp	£3,500 - £5,500	£ 984

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

Consumer Protection from Unfair Trading Regulations 2008 (CPRs) These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

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