

DRAFT DETAILS
SQUIRRELS, 12A AMY JOHNSON COURT, MILDENHALL
BURY ST. EDMUNDS
IP31 3RZ

Coakley & Theaker (OH) present: A well presented detached bungalow in a small cul-de-sac, in this popular area, convenient for the town's amenities. Hall, Lounge, Dining Room, Kitchen, 2 Double Bedrooms, Re-fitted Bathroom, Private Generous Rear Garden, Garage & Parking, **IDEAL FTB/INVESTMENT/RETIREMENT, VIEW ASAP.**



2145

Price Guide £220,000

**** NO STAMP-DUTY ****

HALL, LOUNGE, DINING ROOM, KITCHEN/BREAKFAST ROOM, 2 DOUBLE BEDROOMS, RE-FITTED BATHROOM, PRIVATE GENEROUS REAR GARDEN, GARAGE & PARKING, GAS FIRED RADIATOR HEATING, UPVC DOUBLE GLAZING (NEW MARCH 2020), IDEAL FIRST-TIME, INVESTMENT OR RETIREMENT 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 continue straight over into Mildenhall Road. Proceed along towards Fornham All Saints and at the double mini-roundabouts continue straight on signposted to Hengrave and Flempton. Proceed through Hengrave, Flempton and Lackford and continue towards Mildenhall. On reaching the large Five-Ways Roundabout, take the second exit towards Mildenhall. Proceed along, into the town and straight over the next roundabout, with the second exit onto Queensway. Turn right into Comet Way and then take the third right turning into Fincham Road. Turn right into Amy Johnson Court, and continue round to the right, to the end of the cul-de sac, where the property is located on the left.

HALL : Approached via an outer gabled canopy and UPVC part glazed front door. Wood laminate floor, built-in storage cupboard, built-in airing cupboard housing hot water tank, loft access, radiator.

LOUNGE : 4.39m (14'5") x 3.48m (11'5") The focal point being an ornamental corner fireplace surround with tiled hearth and electric fire, TV point, radiator, UPVC window to front. Open archway to:

DINING ROOM : 2.95m (9'8") x 2.34m (7'8") Telephone point, radiator, sliding patio door to rear garden.

KITCHEN/BREAKFAST ROOM : 3.02m (9'11") x 3.00m (9'10") Range of base and wall mounted units, work surfaces, tiled splashbacks, inset single drainer sink unit with mixer tap, inset gas hob with stainless steel and glass cooker hood over, built-in electric oven/grill, space for fridge/freezer, plumbing for washing machine, wall mounted gas boiler, radiator, UPVC window to rear, UPVC part glazed door to rear garden.

BEDROOM 1 : 3.43m (11'3") to wardrobe fronts x 2.77m (9'1") Range of full room width fitted wardrobes with sliding doors, radiator, UPVC window to rear.

BEDROOM 2 : 3.81m (12'6") x 2.49m (8'2") Fitted double wardrobes with sliding doors, radiator, UPVC window to front.

BATHROOM : 2.36m (7'9") x 1.73m (5'8") Re-fitted with white suite comprising panelled bath with mixer shower attachment, wc, pedestal wash basin, tiled splashbacks, extractor fan, radiator, UPVC frosted window to rear.

OUTSIDE : This property is located at the end of the cul-de-sac. To the front of the property there is a shallow area of lawn. A gate provides side access to the rear garden. This is of a good size and affords a high level of privacy, being enclosed by fencing, and laid principally to lawn, with borders, paved patio area and **TIMBER SHED**. Adjacent to the property there is a **GARAGE**, in the middle of a block of three, with up and over style door, power and light connected and a parking space in front.

TOWN & AREA : The market town of Mildenhall is centred around an historical market place and the town offers a good range of shopping, education and leisure facilities, together with many local places of historical interest. It is approximately two miles from the A11 five ways roundabout which gives access to Thetford (12 Miles) and Norwich to the North East and Newmarket (10 miles) and London to the South and South West. Other towns within travelling distance are Brandon to the North West and Bury St Edmunds to the South East via the A1101.

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.

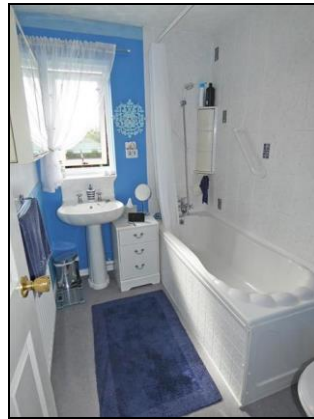
Features of particular note include St Edmundsbury Cathedral with its Millenium Tower, the famous Abbey Gardens with the original ruins and The Georgian Theatre Royal, which has recently been the subject of a restoration programme and The Apex, a live performance venue for concerts, comedy and dance,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

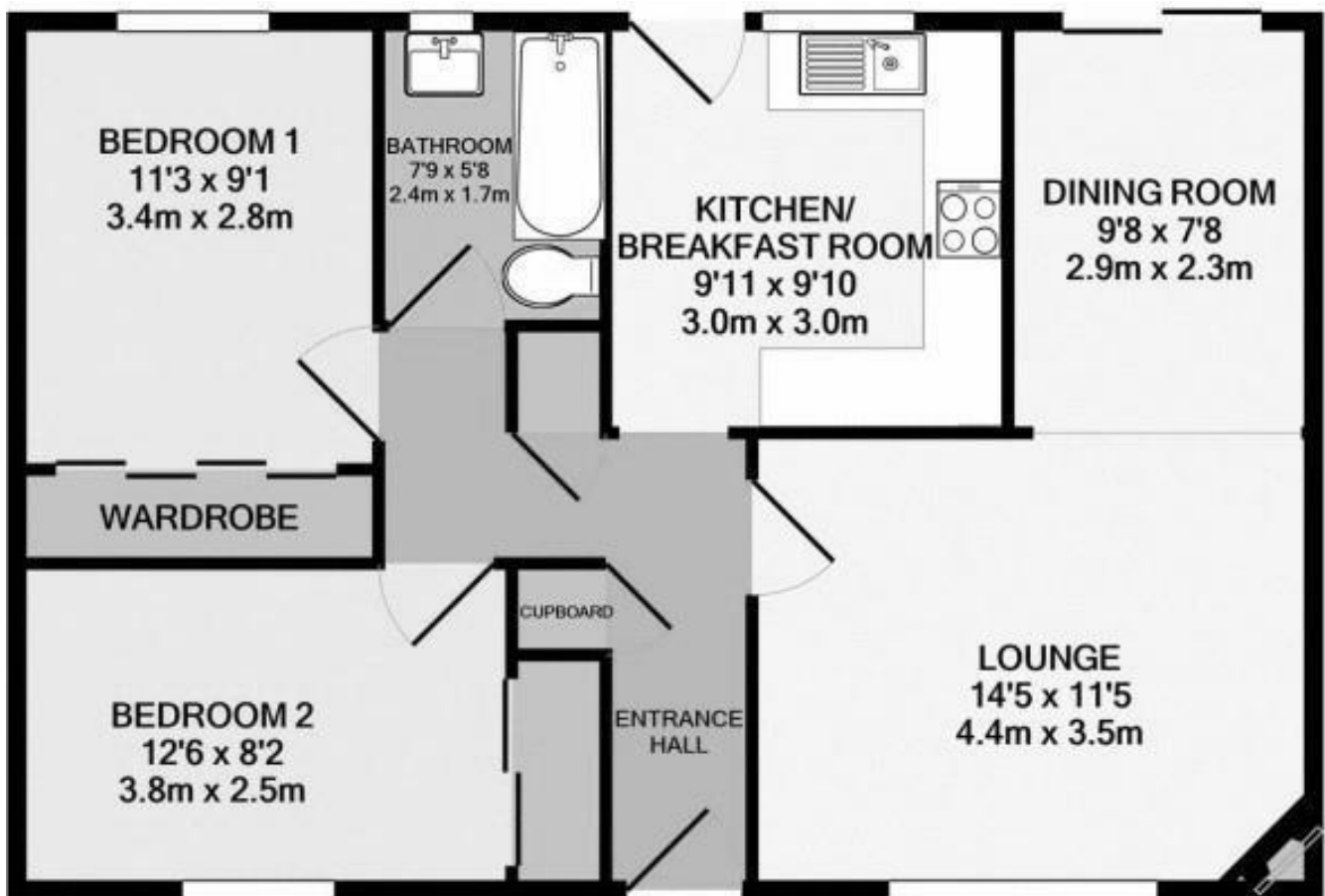
Bury St Edmunds and the surrounding villages boast excellent schools and further education is catered for at the West Suffolk College.

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.







TOTAL APPROX. FLOOR AREA 711 SQ.FT. (66.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

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Energy Performance Certificate



12a, Amy Johnson Court, Mildenhall, BURY ST. EDMUNDS, IP28 7QR

Dwelling type: Detached bungalow **Reference number:** 0664-2844-7765-9801-2491
Date of assessment: 04 June 2019 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 04 June 2019 **Total floor area:** 66 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:	£ 2,508
Over 3 years you could save	£ 801

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 336 over 3 years	£ 168 over 3 years	
Heating	£ 1,734 over 3 years	£ 1,338 over 3 years	
Hot Water	£ 438 over 3 years	£ 201 over 3 years	
Totals	£ 2,508	£ 1,707	

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
	59	84

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 Floor insulation (solid floor)	£4,000 - £6,000	£ 282
2 Low energy lighting for all fixed outlets	£40	£ 144
3 Heating controls (thermostatic radiator valves)	£350 - £450	£ 66

See page 3 for a full list of recommendations for this property.

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.

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