

**DRAFT DETAILS**  
**21 CULLUM ROAD**  
**BURY ST. EDMUNDS**  
**IP33 3PB**

OPEN HOUSE (C & T) present: A well presented Victorian mid-terraced house situated conveniently for Bury St Edmunds town centre. Sitting/Dining Room, Painted 'Shaker' Style Kitchen, Rear Lobby, Bathroom, 2 Bedrooms, Front & Good Size West-Facing Rear Garden, Character Features, **IDEAL FTB/INVESTMENT, NO CHAIN, VIEW ASAP.**



2149

**Price Guide £210,000**

**\*\* NO STAMP DUTY \*\***

SITTING ROOM/DINING ROOM, PAINTED 'SHAKER' STYLE KITCHEN, REAR LOBBY, BATHROOM, 2 BEDROOMS, FRONT & GOOD SIZE WEST-FACING REAR GARDEN, CHARACTER FEATURES INCLUDING PINE DOORS, EXPOSED FLOORBOARDS & FIREPLACES, GAS FIRED RADIATOR HEATING, UPVC DOUBLE GLAZING, WELL PRESENTED, IDEAL FIRST-TIME OR INVESTMENT PURCHASE, NO CHAIN, 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 Westgate Street and at the roundabouts, turn left into Cullum Road, where the property is located on the right.

**SITTING ROOM/DINING ROOM : 3.81m (12'6") x 3.43m (11'3")** Approached via a replacement UPVC part glazed front door. Fireplace (unused), exposed floorboards, TV point, radiator, UPVC window to front.

**KITCHEN : 3.43m (11'3") max x 2.84m (9'4")** Range of painted 'Shaker' style base and wall mounted units, wooden work surfaces, inset single drainer sink with 'Swan-neck' style flexi-mixer tap, gas cooker point (Stoves gas cooker available by negotiation), large porcelain tiled floor, space for fridge, door and stairs to first floor, UPVC window to rear. Door to:

**REAR LOBBY :** Built-in cupboard with plumbing for washing machine and shelf - possibly suitable for small fridge/freezer, large porcelain tiled floor, fully tiled walls, UPVC part glazed door to side and rear garden.

**BATHROOM : 1.98m (6'6") x 1.88m (6'2")** White suite comprising panelled bath with glazed screen and shower controls with fixed shower head, wc, pedestal wash basin with mixer tap, tiled splashbacks, large porcelain tiled floor, shaver point, radiator, UPVC frosted window to rear.

**FIRST FLOOR LANDING :** Loft access.

**BEDROOM 1 : 3.76m (12'4") x 3.43m (11'3") max** Fireplace (unused), built-in storage cupboard, painted wardrobes and chest of drawers (available by negotiation), radiator, UPVC window to front.

**BEDROOM 2 : 2.84m (9'4") x 2.62m (8'7")** Built-in airing cupboard housing wall mounted gas combination boiler, radiator, UPVC window to rear.

**OUTSIDE :** To the front, the property is set back from the road. The front garden is partly enclosed by a dwarf brick wall, being laid to paving with borders and path to the front door. To the rear the good size, west-facing garden is enclosed by fencing, being laid principally to lawn with borders, generous paved patio area with dwarf brick wall, **BRICK STORAGE SHED**, outside water tap and the unexpected feature of an established Palm tree.

**AGENT'S NOTE:** Of benefit to this property and unusually for this type of terraced house, we understand there is no pedestrian right of access across the rear for neighbouring properties.

**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.







**21 Cullum Road, Bury St. Edmunds, IP33 3PB**

Approximate Gross Internal Area = 55.8 sq m / 601 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



21, Cullum Road, BURY ST. EDMUNDS, IP33 3PB

**Dwelling type:** Mid-terrace house  
**Date of assessment:** 19 August 2020  
**Date of certificate:** 19 August 2020

**Reference number:** 8701-6318-2422-2196-3803  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 52 m<sup>2</sup>

### 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

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 1,647</b>
<b>Over 3 years you could save</b>	<b>£ 360</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 189 over 3 years	£ 135 over 3 years	
Heating	£ 1,209 over 3 years	£ 975 over 3 years	
Hot Water	£ 249 over 3 years	£ 177 over 3 years	
<b>Totals</b>	<b>£ 1,647</b>	<b>£ 1,287</b>	

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} <b>A</b></p> <p>{81-91} <b>B</b></p> <p>{69-80} <b>C</b></p> <p>{55-68} <b>D</b></p> <p>{39-54} <b>E</b></p> <p>{21-38} <b>F</b></p> <p>{1-20} <b>G</b></p> <p>Not energy efficient - higher running costs</p>	69	89

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 Increase loft insulation to 270 mm	£100 - £350	£ 72
2 Internal or external wall insulation	£4,000 - £14,000	£ 168
3 Low energy lighting for all fixed outlets	£20	£ 48

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](http://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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