

DRAFT DETAILS
8 EUSTONS, TOP ROAD, RATTLESDEN
BURY ST. EDMUNDS
IP30 0SN

Coakley & Theaker (OH) present: A beautifully presented modern non-estate linked end-terraced 3-storey house on edge of popular SE village. Hall, Re-fitted Cloakroom, Re-fitted Kitchen/Dining/Lounge, Re-fitted Cloakroom, Sitting Room - (Poss Bedroom), 2/3 Bedrooms, Re-fitted Bathroom, South-Facing Garden, Parking, Ideal FTB, **VIEW ASAP.**



2123

New Price Guide £230,000

**** STAMP DUTY HOLIDAY UNTIL 31/03/2021 **** HALL, RE-FITTED CLOAKROOM, LARGE OPEN-PLAN RE-FITTED KITCHEN/DINING/LOUNGE, 1ST FLOOR: RE-FITTED CLOAKROOM, GENEROUS SITTING ROOM WITH SPLENDID RURAL VIEWS (COULD POSSIBLY BE SUB-DIVIDED TO MAKE SMALL LOUNGE & 3RD BEDROOM), 2ND FLOOR: 2 BEDROOMS, RE-FITTED BATHROOM, SOUTH-FACING GARDEN, GENEROUS PARKING, UPVC DOUBLE GLAZING, OIL FIRED RADIATOR HEATING, EXTREMELY WELL PRESENTED, EDGE OF VILLAGE SEMI-RURAL LOCATION, IDEAL FIRST-TIME OR INVESTMENT PURCHASE, EARLY VIEWING ADVISED.

VIEWING: Strictly by appointment with Coakley & Theaker.

BURY ST. EDMUNDS
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DIRECTIONS : From Bury St Edmunds, proceed along the A14 towards Ipswich. Take the left turning, sign posted Woolpit and on reaching the roundabout, take the first exit. Continue past the Garage and Health Centre and turn right, sign posted towards Rattlesden. On reaching the junction, turn left and carry on towards the village. Continue down the hill and at the junction, turn right into Lower Road, towards the village. Continue along around a sharp left and then right bend, passing the Brewers pub/restaurant. Turn left into Rising Sun Hill and proceed to the top, turning right into Top Road. Continue along and Eustons is located on the left, and the property is situated at the rear, on the right, after passing under the arch.

HALL : Approached via an outer canopy with replacement composite part stained glass front door. Stairs to first floor, Karndean flooring, telephone point, consumer unit, radiator.

CLOAKROOM : Re-fitted with white suite comprising wc, wall mounted wash basin, travertine mosaic tiled splashbacks, tiled floor, radiator, UPVC frosted window to front.

KITCHEN/DINING/LOUNGE : 5.49m (18'0") x 4.27m (14'0") max Practical L-shaped good sized living space, offering open-plan flexible room usage. Re-fitted with range of base and wall mounted units, work surfaces, tiled splashbacks, inset 1 1/2 bowl stainless steel sink unit with mixer tap and separate drinking water tap, inset ceramic hob with cooker canopy over, built-in electric oven/grill, space for fridge/freezer, plumbing for washing machine, plumbing for water softener, understairs storage cupboard with power and light, Karndean flooring, cupboard housing wall mounted oil boiler, radiator, UPVC window to front.

FIRST FLOOR LANDING : Built-in airing cupboard housing pressurised water system, stairs to Second Floor, radiator.

CLOAKROOM : Re-fitted with white suite comprising wc, wall mounted wash basin, travertine mosaic tiled splashbacks, tiled floor, extractor fan, radiator.

SITTING ROOM - (POSSIBLE BEDROOM) : 5.44m (17'10") x 3.30m (10'10") Feature ornamental fireplace, TV point, telephone point, two radiators, two UPVC windows to front affording superb views over rural countryside.

NOTE: This has previously been utilised as a **BEDROOM**, as part of the **KITCHEN/DINING/LOUNGE** could be used as a **LOUNGE AREA**.

AGENT'S NOTE: There is the possibility that owing to the fact this room has two windows and two radiators, and the landing could provide for a second doorway, this room could be sub-divided, to make a **SMALL LOUNGE** and a third **BEDROOM**.

SECOND FLOOR LANDING : Loft access.

BEDROOM 1 : 4.37m (14'4") x 2.64m (8'8") max Sloping ceiling, TV point, telephone point, radiator, UPVC window to front, with rural view.

BEDROOM 2 : 2.69m (8'10") + door recess x 2.64m (8'8") Sloping ceiling, radiator, UPVC window to front, with rural view.

BATHROOM : 2.64m (8'8") x 1.65m (5'5") Re-fitted with white suite comprising panelled bath with mixer shower attachment with both fixed and flexi-shower heads and glazed screen, wc, pedestal wash basin with 'Swan-neck' style mixer tap, fully tiled walls, tiled floor, extractor fan, radiator/towel rail, Velux window to side.

OUTSIDE : The south-facing garden is enclosed by fencing, being laid mainly to lawn with borders, slate chipping beds and paved patio area. There is a feature 'Victorian-style' light, outside water tap, external power socket, **TIMBER SHED** with power connected and a plastic oil tank. A gate gives side access to a shared driveway which leads to a rear parking area, where there are two allocated parking spaces.

VILLAGE, BURY ST EDMUNDS & AREA : Rattlesden is an attractive village with a thriving community. Amenities include a Primary School, two Public Houses, Post Office/Store, Village Hall, magnificent St Nicholas' Church and Recreation Field with Pavilion/Function Venue. RAF Rattlesden was a former World War II airfield and is currently used by Rattlesden Gliding Club. In the next village is the Stowmarket Golf Club and Driving Range.

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.

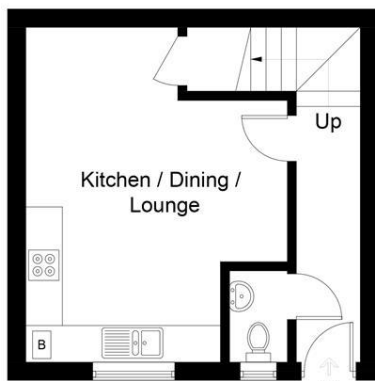




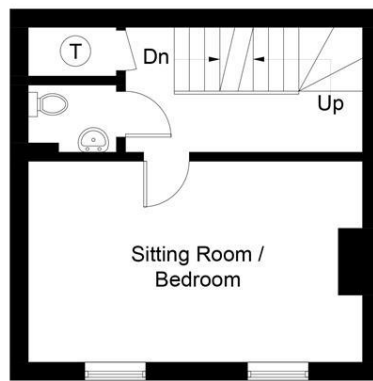


8 Eustons, Rattlesden, IP30 0SN.

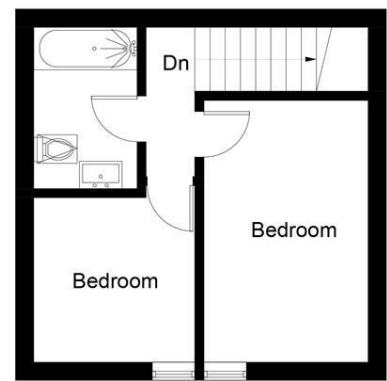
Approximate Gross Internal Area = 90.9 sq m / 978 sq ft



Ground Floor



First Floor



Second 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



8, Eustons, Top Road, BURY ST. EDMUNDS, IP30 0SN

Dwelling type: End-terrace house **Reference number:** 9038-8069-7218-6461-1930
Date of assessment: 17 August 2019 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 17 August 2019 **Total floor area:** 88 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:	£ 1,671
Over 3 years you could save	£ 312

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 327 over 3 years	£ 210 over 3 years	
Heating	£ 948 over 3 years	£ 918 over 3 years	
Hot Water	£ 396 over 3 years	£ 231 over 3 years	
Totals	£ 1,671	£ 1,359	

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>	72	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	£45	£ 102
2 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 78
3 Solar water heating	£4,000 - £6,000	£ 135

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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