

**DRAFT DETAILS**  
**136 WINTHROP ROAD**  
**BURY ST. EDMUNDS**  
**IP33 3XW**

Coakley & Theaker (OH) present: An established spacious detached bungalow, in a sought-after area on the Western side of town. Porch, Spacious Hall, Lounge, Conservatory, Re-fitted Kitchen/Dining Room, Inner Hall, 3 Bedrooms, Re-fitted Shower Room & Wc, Good Size Garden, Garage, Ample Parking, **NO CHAIN, VIEW ASAP.**



2137

**Price Guide £350,000**

RECESSED ENTRANCE PORCH, SPACIOUS HALL, TWIN-ASPECT LOUNGE, LEAN-TO CONSERVATORY, RE-FITTED KITCHEN/DINING ROOM, INNER HALL, 3 BEDROOMS, RE-FITTED SHOWER ROOM, RE-FITTED SEPARATE WC, FRONT & GOOD SIZE REAR GARDENS, GARAGE/WORKSHOP & GENEROUS PARKING, GAS FIRED RADIATOR HEATING, UPVC DOUBLE GLAZING, NO CHAIN, EARLY VIEWING ADVISED.

**VIEWING:** Strictly by appointment with Coakley & Theaker.

**BURY ST. EDMUNDS**  
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**DIRECTIONS :** From Bury St Edmunds, proceed along Out Risbygate and at the mini-roundabout turn left into Westley Road. Follow the road along and at the end, turn left into Flemyng Road. Continue along and down the hill and towards the bottom, turn left into Abbot Road. Turn right into Winthrop Road and continue around the left-hand bend, where the property is located after a short distance on the left, overlooking an area of green.

**SPACIOUS HALL : 4.14m (13'7") x 2.26m (7'5") + recess** Approached via a **RECESSED ENTRANCE PORCH**, with tiled floor, sealed unit glazed entrance door with glazed side panel. Built-in cloaks cupboard, built-in storage cupboard with consumer unit, wall light point, telephone point, radiator, door to Inner Hall.

**LOUNGE : 5.00m (16'5") x 3.63m (11'11")** Twin-aspect room, tiled fireplace with inset gas living flame fire (currently disconnected), TV point, wall light points, two radiators, UPVC windows to front and side.

**LEAN-TO CONSERVATORY : 3.00m (9'10") x 2.92m (9'7")** Accessed via Bedroom 2. UPVC construction, tiled floor, UPVC windows to both sides and rear, UPVC sliding glazed door to rear garden.

**KITCHEN/DINING ROOM : 5.03m (16'6") x 3.12m (10'3") max** Re-fitted with range of white high-gloss base and wall mounted units, work surfaces, tiled splashbacks, 1 1/2 bowl stainless steel sink unit with mixer tap, inset ceramic hob with cooker hood over, built-in electric oven/grill, pan drawers, space for fridge/freezer, plumbing for washing machine, recess housing gas boiler, built-in airing cupboard housing hot water tank, radiator, UPVC windows to front and side, UPVC glazed door to side.

**INNER HALL :** Access to loft space, with ladder and light.

**BEDROOM 1 : 4.83m (15'10") x 3.20m (10'6")** Range of fitted wardrobes, matching dressing table and chest of drawers, radiator, UPVC window to rear.

**BEDROOM 2 : 3.91m (12'10") x 2.77m (9'1")** Radiator, sliding patio door to Conservatory.

**BEDROOM 3 : 3.94m (12'11") x 2.13m (7'0")** Radiator, UPVC window to rear.

**SHOWER ROOM : 3.10m (10'2") x 1.37m (4'6")** Re-fitted with white suite comprising tiled double shower cubicle with shower controls, pedestal wash basin, fully tiled walls, tiled floor, shaver point, radiator, UPVC frosted window to side.

**SEPARATE WC :** Re-fitted white wc, fully tiled walls, tiled floor, downlights, UPVC frosted window to side.

**OUTSIDE :** To the front the property overlooks an area of green. The front garden is partly enclosed by a dwarf brick wall and fencing, being laid principally to shingle with beds and borders and a pathway to the side, where there is an outside water tap. A long driveway provides vehicular standing for up to five cars, or space to stand a trailer/caravan etc, and leads to a **DETACHED GARAGE/WORKSHOP: 5.49m (18'0") x 3.35m (11'0")**, with up and over style door, power and light connected and personal door to the side. A gate also provides side access to the rear garden. This is of a good size, being enclosed by fencing and laid principally to lawn, with borders, generous paved patio area and a **GREENHOUSE**.

**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.







### 136 Winthrop Road, Bury ,St. Edmunds, IP33 3XW

Approximate Gross Internal Area  
108.4 sq m / 1167 sq ft



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



136, Winthrop Road, BURY ST. EDMUNDS, IP33 3XW

**Dwelling type:** Detached bungalow **Reference number:** 0163-2894-7672-2820-5601  
**Date of assessment:** 24 March 2020 **Type of assessment:** RdSAP, existing dwelling  
**Date of certificate:** 24 March 2020 **Total floor area:** 88 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>£ 2,763</b>
<b>Over 3 years you could save</b>	<b>£ 885</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 327 over 3 years	£ 204 over 3 years	
Heating	£ 1,947 over 3 years	£ 1,458 over 3 years	
Hot Water	£ 489 over 3 years	£ 216 over 3 years	
<b>Totals</b>	<b>£ 2,763</b>	<b>£ 1,878</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
	63	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 (suspended floor)	£800 - £1,200	£ 297
2 Low energy lighting for all fixed outlets	£30	£ 108
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 357

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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