

DRAFT DETAILS
7 EUSTONS, TOP ROAD, RATTLEDEN
BURY ST. EDMUNDS
IP30 0SN

Coakley & Theaker (OH) present: A modern non-estate linked terraced 3-storey house on edge of this popular SE village. Hall, Cloakroom, Large Kitchen/Dining Room, 1st Floor: Cloakroom, Generous Lounge with Stunning Rural Views, 2nd Floor: 2 Bedrooms, Re-fitted Bathroom, Garden, Generous Parking, Ideal FTB/Investment, **VIEW ASAP.**



2139

New Price Guide £219,500

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

HALL, CLOAKROOM, LARGE KITCHEN/DINING ROOM, 1ST FLOOR: CLOAKROOM, GENEROUS LOUNGE WITH SPLENDID RURAL VIEWS (COULD POSSIBLY BE SUB-DIVIDED TO MAKE SMALL LOUNGE & 3RD BEDROOM), 2ND FLOOR: 2 BEDROOMS, RE-FITTED BATHROOM, GARDEN, GENEROUS PARKING, SEALED UNIT DOUBLE GLAZING, OIL FIRED RADIATOR HEATING, 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 Arms pub. Turn left into Rising Sun Hill and proceed to the top, turning right into Top Road. Continue along and the property is located on the left.

HALL : Approached via an outer gabled canopy with part glazed front door. Stairs to first floor, tiled floor, telephone point, consumer unit, LED downlights, radiator.

CLOAKROOM : White suite comprising wc, wall mounted wash basin, tiled splashbacks, tiled floor, radiator, sealed unit frosted window to front.

KITCHEN/DINING ROOM : 5.49m (18'0") x 4.29m (14'1") max L-shaped room
Range of base and wall mounted units, work surfaces, tiled splashbacks, inset 11/2 bowl stainless steel sink unit with mixer tap, inset ceramic hob with cooker hood over, built-in electric oven/grill, integrated freezer, space for fridge/freezer, plumbing for washing machine, plumbing for dishwasher, understairs storage cupboard, tiled floor, cupboard housing oil boiler, downlights, radiator, sealed unit window to front.

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

CLOAKROOM : White suite comprising wc, wall mounted wash basin with mosaic tiled splashbacks, tiled floor, radiator, extractor fan.

SITTING ROOM : 5.46m (17'11") x 3.30m (10'10") TV point, telephone point, two radiators, two sealed unit windows to front affording superb views over rural countryside and the village and church beyond.

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 : 4.34m (14'3") x 2.67m (8'9") max Sloping ceiling. Wood laminate floor, TV point, telephone point, downlights, radiator, sealed unit window to front with rural view.

BEDROOM 2 : 2.72m (8'11") x 2.67m (8'9") max Sloping ceiling. Wood laminate floor, radiator, sealed unit window to front with rural view.

BATHROOM : 2.59m (8'6") x 1.68m (5'6") max Sloping ceiling. Re-fitted with white suite comprising tiled shower cubicle with chrome controls and both flexi-spray and fixed heads, panelled bath with centre 'Swan-neck' style tap and mixer shower attachment, wc, vanity wash basin with 'Swan-neck' style mixer tap, part-tiled wall, mosaic tiled splashbacks, tiled floor, chrome vertical radiator/towel rail, Velux window to side.

OUTSIDE : To the front the garden is enclosed by fencing, being laid mainly to lawn with borders and paved patio area, outside water tap, two **TIMBER STORAGE SHEDS** and a plastic oil tank. A gate gives side access to a shared driveway which leads through an arch to a rear parking area, where there are two allocated parking spaces.

VILLAGE & 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.

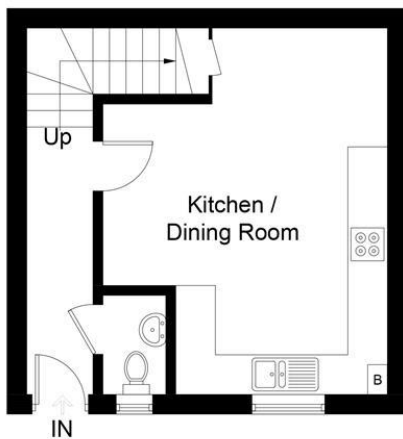




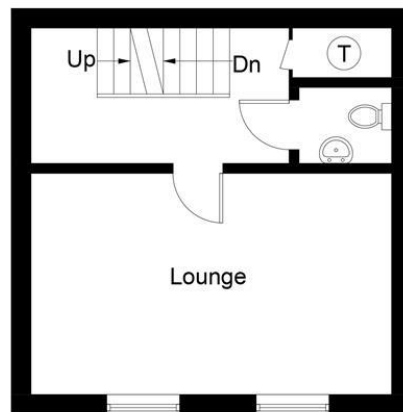


7 Eustons, Rattlesden, IP30 0SN

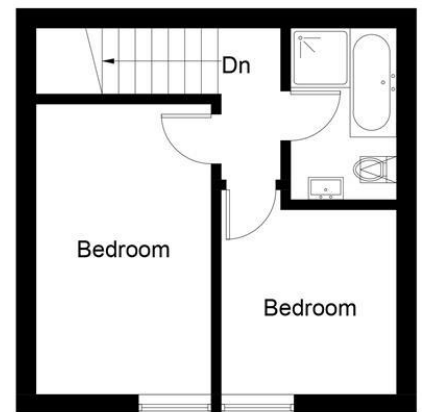
Approximate Gross Internal Area = 90.9 sq m / 978 sq ft



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



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

Dwelling type: End-terrace house **Reference number:** 8440-6725-9070-3358-4222
Date of assessment: 28 May 2020 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 28 May 2020 **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:	£ 1,950
Over 3 years you could save	£ 366

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 351 over 3 years	£ 219 over 3 years	
Heating	£ 1,146 over 3 years	£ 1,122 over 3 years	
Hot Water	£ 453 over 3 years	£ 243 over 3 years	
Totals	£ 1,950	£ 1,584	

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>	68	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 Low energy lighting for all fixed outlets	£55	£ 117
2 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 111
3 Solar water heating	£4,000 - £6,000	£ 141

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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