

**DRAFT DETAILS**  
**30 RIDLEY ROAD**  
**BURY ST. EDMUNDS**  
**IP33 3HZ**

Coakley & Theaker (OH) present: An established spacious semi-detached house on the popular Westley Estate on the western side of town. Hall, Lounge, Inner Lobby, Re-fitted Kitchen/Dining Room, Lobby, Cloakroom, 3 Double Bedrooms, Re-fitted Bath/Wetroom, Front & Rear Gardens, **IDEAL FAMILY OR INVESTMENT, NO CHAIN, VIEW ASAP.**



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**Price Guide £230,000**

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

HALL, LOUNGE, INNER LOBBY WITH UTILITY/STORAGE CUPBOARD, RE-FITTED KITCHEN/DINING ROOM, REAR LOBBY, CLOAKROOM, 3 DOUBLE BEDROOMS, LARGE RE-FITTED BATH/WETROOM, FRONT & REAR GARDENS, LARGE STORAGE SHED, UPVC DOUBLE GLAZING & ROOFLINE, GAS FIRED RADIATOR HEATING, IDEAL FAMILY OR INVESTMENT PURCHASE, NO CHAIN, EARLY VIEWING ADVISED.

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

**BURY ST. EDMUNDS**  
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**info@coakleyandtheaker.co.uk ♦ www.coakleyandtheaker.co.uk**



**DIRECTIONS :** From Bury St Edmunds, proceed along Out Risbygate and at the mini-roundabout turn left into Westley Road. Follow the road along at at the end turn right into Oliver Road. Take the second right turning into Ridley Road and continue round the bend, where the property is located on the left.

**HALL :** Approached via an outer canopy with UPVC part glazed front door and side panel. Wood laminate floor, stairs to first floor with understairs storage cupboard, radiator.

**LOUNGE : 5.11m (16'9") x 3.17m (10'5")** Wood laminate floor, TV and telephone points, radiator, UPVC window to front.

**INNER LOBBY :** Karndean tile-effect floor, built-in **STORAGE/UTILITY CUPBOARD** with plumbing for washing machine, space for tumble dryer, consumer unit, controls etc for Photovoltaic panels. part glazed door to Rear Lobby. Opening to:

**KITCHEN/DINING ROOM : 5.08m (16'8") x 3.33m (10'11") max** Re-fitted with range of base and wall mounted units, teak work surfaces and upstands, inset 11/2 bowl stainless steel sink unit with mixer tap, inset AEG gas hob with glass splashguard and stainless steel and glass cooker canopy over, built-in electric oven/grill, pan drawers, shelved cupboards, pull-out larder cupboards, integrated Neff dishwasher, integrated fridge/freezer, integrated bins, Karndean tile-effect floor, cupboard housing wall mounted Worcester gas combination boiler (new in November 2015), TV point, downlights, vertical radiator, two UPVC windows to rear.

**REAR LOBBY :** Karndean tile-effect floor, UPVC glazed door to rear garden.

**CLOAKROOM :** White suite comprising wc, wash basin with storage under, wood laminate floor, radiator, UPVC frosted window to rear.

**FIRST FLOOR LANDING :** Loft access.

**BEDROOM 1 : 3.86m (12'8") x 3.23m (10'7") + door recess** TV aerial, radiator, UPVC window to front.

**BEDROOM 2 : 3.96m (13'0") x 3.20m (10'6") red to 2.21m (7'3")** L-shaped room with stair bulkhead. TV aerial, telephone point, radiator, UPVC window to front.

**BEDROOM 3 : 3.35m (11'0") x 3.12m (10'3") max** Radiator, UPVC window to rear.

**BATH/WETROOM : 3.86m (12'8") x 1.60m (5'3")** A large room with re-fitted white suite comprising panelled bath with mixer tap and shower controls over, wc, wall mounted wash basin with mixer tap, Wetroom area with shower controls and central drain, tiled splashbacks, extractor fan, chrome vertical heated towel rail, UPVC frosted window to rear.

**OUTSIDE :** To the front the garden is open plan, being laid to shingle with slate chipping beds. There is a trellis arch, picket fencing and a path to the front door. The rear garden is enclosed by fencing and brick wall, being laid principally to lawn, with paved patio area, block paved area and an outside water tap. There is a useful **STORAGE SHED 4.32m (14'2") x 2.41m (7'11")**, which could be converted for use as a **PLAYROOM** or **HOME OFFICE/GYM**, and a gate provides pedestrian rear access.

**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.

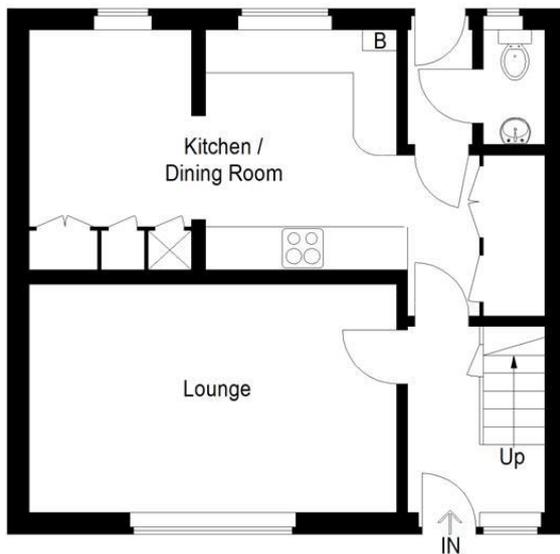






## 30 Ridley Road, Bury St. Edmunds, IP33 3HZ

Approximate Gross Internal Area = 96.8 sq m / 1042 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



30, Ridley Road, BURY ST. EDMUNDS, IP33 3HZ

**Dwelling type:** Semi-detached house **Reference number:** 0015-2826-7280-2900-8921  
**Date of assessment:** 06 August 2020 **Type of assessment:** RdSAP, existing dwelling  
**Date of certificate:** 06 August 2020 **Total floor area:** 90 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>£ 2,016</b>
<b>Over 3 years you could save</b>	<b>£ 348</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 267 over 3 years	£ 213 over 3 years	
Heating	£ 1,473 over 3 years	£ 1,266 over 3 years	
Hot Water	£ 276 over 3 years	£ 189 over 3 years	
<b>Totals</b>	<b>£ 2,016</b>	<b>£ 1,668</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

**Very energy efficient - lower running costs**

**Very energy inefficient - higher running costs**

Band	Score Range	Current	Potential
A	{92 plus}		
B	{81-91}		
C	{69-80}		
D	{55-68}		
E	{39-54}		
F	{21-38}		
G	{1-20}		

**Current:** 86 **Potential:** 90

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	£ 93
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 117
3 Low energy lighting for all fixed outlets	£15	£ 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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