

**DRAFT DETAILS**  
**29 BENNETT AVENUE, ELMSWELL**  
**BURY ST. EDMUNDS**  
**IP30 9EZ**

OPEN HOUSE (C & T) present: An established improved semi-detached house in this popular well-served village, east of Bury St Edmunds. Entrance Hall, L-Shaped Lounge/Dining Room, Re-fitted Kitchen, 3 Bedrooms, Bathroom, Garage in a Block, Parking, Good Size Enclosed Rear Garden, Gas, **IDEAL FTB, NO CHAIN, VIEW ASAP.**



2155

**New Price Offers Over £210,000**

**\*\* STAMP DUTY HOLIDAY UNTIL 31/03/21 \*\***

ENTRANCE HALL, L-SHAPED LOUNGE/DINING ROOM, RE-FITTED KITCHEN, 3 BEDROOMS, BATHROOM, GARAGE IN A BLOCK, PARKING, GOOD SIZE ENCLOSED REAR GARDEN, UPVC DOUBLE GLAZING, GAS FIRED RADIATOR HEATING, POPULAR AREA, WELL-SERVED VILLAGE, 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 :** From Bury St Edmunds, proceed along the A14 towards Stowmarket. After about 8 miles, turn off, signposted to Elmswell and proceed up the hill, passing the church. Continue along Church Road and turn left into Cooks Road. Proceed along and turn right into Bennett Avenue. Continue along towards the end, passing William Armstrong Close, and the property is located on the right.

**ENTRANCE HALL :** Approached via a gabled outer canopy and UPVC part glazed front door. Tiled floor, stairs to first floor, telephone point, radiator.

**L-SHAPED LOUNGE/DINING ROOM : 6.58m (21'7") x 4.37m (14'4") max measurements** Arranged as two areas comprising:

**LOUNGE AREA : 4.37m (14'4") max x 3.78m (12'5")** Wood laminate floor, TV point, understairs storage cupboard housing consumer unit, radiator, UPVC window to front. Opening to:

**DINING AREA : 2.79m (9'2") x 2.54m (8'4")** Wood laminate floor, radiator, UPVC glazed double doors to rear garden.

**KITCHEN : 2.67m (8'9") x 2.67m (8'9")** Re-fitted with range of base and wall mounted units, work surfaces, tiled splashbacks, inset single drainer stainless steel sink unit with mixer tap, inset ceramic hob with cooker hood over, built in electric double oven/grill, space for fridge/freezer, plumbing for dishwasher, plumbing for washing machine, tiled floor, concealed lighting, UPVC window to rear, UPVC part glazed door to rear garden.

**FIRST FLOOR LANDING :** Loft access, built-in airing cupboard housing wall mounted Worcester gas combination boiler.

**BEDROOM 1 : 3.61m (11'10") x 3.45m (11'4") max** Wood laminate floor, TV aerial, radiator, UPVC window to rear.

**BEDROOM 2 : 2.87m (9'5") x 2.67m (8'9") + door recess** Radiator, UPVC window to front.

**BEDROOM 3 : 2.59m (8'6") x 1.96m (6'5") inc stair bulkhead** L-shaped room. Radiator, UPVC window to front.

**BATHROOM : 2.29m (7'6") max x 1.68m (5'6")** White suite comprising panelled bath with shower unit over, wc, pedestal wash basin, tiled splashbacks, storage cupboard, radiator, extractor fan, UPVC frosted window to rear.

**OUTSIDE :** To the front of the property, the garden is open-plan, being laid to lawn with a border. A driveway provides vehicular standing for one car, and a gate provides side access to the good size rear garden. This is enclosed by fencing, being laid principally to lawn with borders, paved patio area, outside water tap and timber **SHED**. A gate provides rear pedestrian access and leads to a **GARAGE** in a block, with up and over style door and parking space in front.

**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.

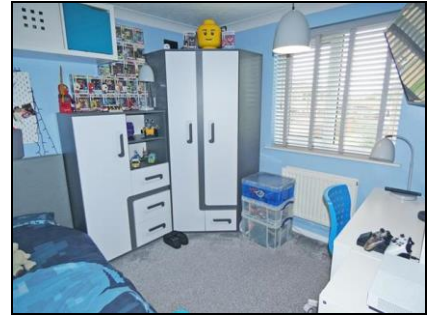
Bury St Edmunds and the surrounding villages boast excellent schools and further education is catered for at the West Suffolk College.

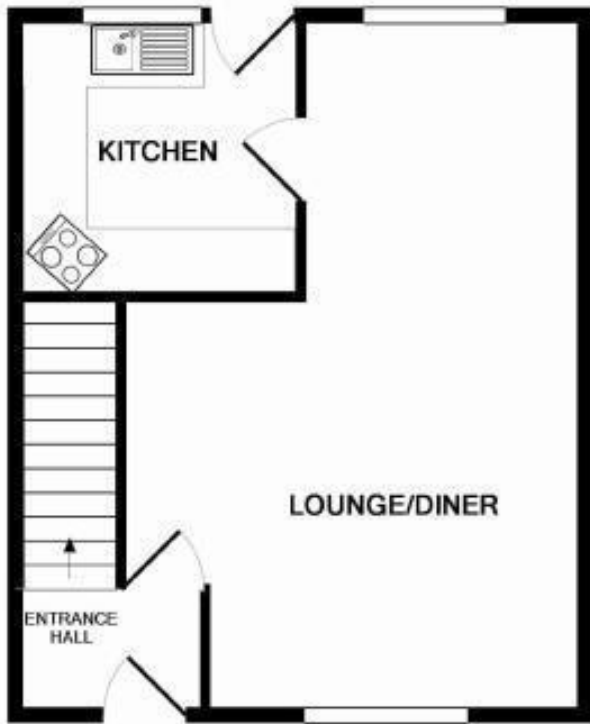
The town benefits from extremely good shopping facilities with a twice weekly market and a wide range of independent traders, national chains, five supermarkets and the arc shopping centre, opened in 2009. In addition, there are many pubs and restaurants which cater for a variety of tastes.

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.

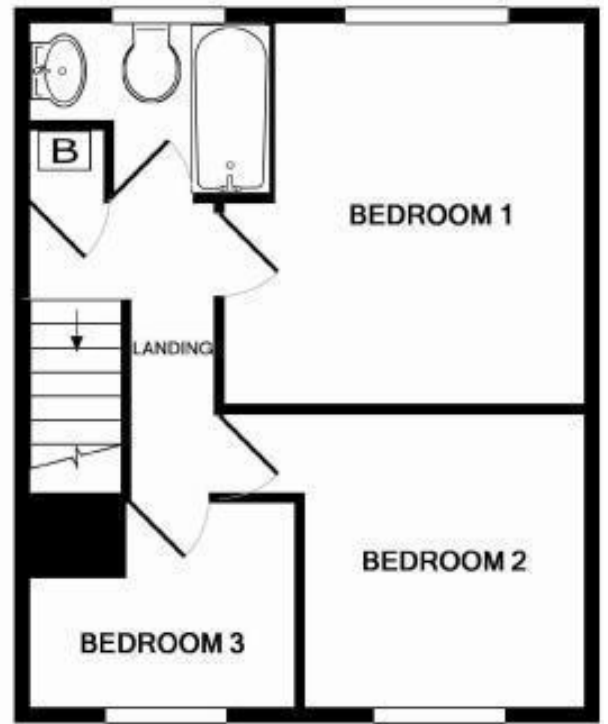








GROUND FLOOR



1ST FLOOR

NOTE: This floorplan shows a very similar property in the area, and should only be used as a general guide, There are a couple of layout differences, being that 29 Bennett Avenue has glazed double doors leading from the Dining Area to the rear garden, as opposed to a window, and the Kitchen is configured slightly differently to that shown on the floorplan.

# Energy performance certificate (EPC)

29 BENNETT AVENUE ELMSWELL IP30 9EZ	Energy rating <b>C</b>
Valid until 29 October 2030	Certificate number 9320-2220-7000-2170-8141

**Property type**  
Semi-detached house

**Total floor area**  
71 square metres

#### Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

#### Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy performance.](#)

**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.

**General Data Protection Regulations (GDPR)** Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.