

DRAFT DETAILS
13 KELSO ROAD
BURY ST. EDMUNDS
IP33 2EJ

OPEN HOUSE (C & T) present: A well presented, extended semi-detached house on the popular Horringer Court Development, on SW side of town. Porch, Hall, Lounge, Dining Room, Re-fitted Kitchen/Breakfast Room, 3 Bedrooms, Re-fitted Bathroom, Garage & Parking, Front & Rear Gardens, **IDEAL FTB/FAMILY/INVESTMENT, VIEW ASAP.**



2156

Price Guide £260,000

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

ENTRANCE PORCH, INNER HALL, LOUNGE, DINING ROOM, RE-FITTED KITCHEN/BREAKFAST ROOM, 3 BEDROOMS, RE-FITTED BATHROOM, GARAGE & PARKING, FRONT & REAR GARDENS, GAS FIRED RADIATOR HEATING, UPVC DOUBLE GLAZING & ROOFLINE, IDEAL FIRST-TIME, FAMILY OR INVESTMENT PURCHASE, EARLY VIEWING ADVISED.

VIEWING: Strictly by appointment with Coakley & Theaker.

BURY ST. EDMUNDS

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DIRECTIONS : Proceed out of Bury St Edmunds along Out Westgate and continue over the traffic lights into Horringer Road. Take the last turning right into Glastonbury Road and proceed along, turning right into Lindisfarne Road. Turn left into Kelso road and follow the road along, where the property is located after a short distance, on the left. The front of the property is approached via a pedestrian walkway.

ENTRANCE PORCH : Approached via a UPVC part glazed front door. Radiator, glazed panelled door to:

INNER HALL : Stairs to first floor, radiator.

LOUNGE : 4.62m (15'2") x 3.76m (12'4") Ornamental fireplace with surround, TV point, telephone point, understairs storage cupboard with consumer unit, radiator, UPVC window to front, arch opening into:

DINING ROOM : 3.20m (10'6") x 3.00m (9'10") Wood laminate floor, radiator, UPVC glazed double doors to rear garden.

KITCHEN/BREAKFAST ROOM : 6.91m (22'8") x 2.31m (7'7") red to 2.11m (6'11") Extended and re-fitted with range of modern base and wall mounted units, work surfaces and upstands, inset 1 1/2 bowl sink unit with 'Swan-neck' style mixer tap, inset gas hob with stainless steel cooker canopy over, built-in electric oven/grill, pan drawers, glazed display cabinets, concealed lighting, integrated dishwasher, space for fridge/freezer, plumbing for washing machine, tiled floor, TV point, LED downlights, radiator, UPVC windows to side and rear, UPVC part glazed door to rear garden.

FIRST FLOOR LANDING : Built-in airing cupboard housing wall mounted gas combination boiler, loft access.

BEDROOM 1 : 3.48m (11'5") + door recess x 2.90m (9'6") Built-in double wardrobe with storage cupboards above, TV point, radiator, two UPVC windows to rear.

BEDROOM 2 : 3.15m (10'4") x 3.07m (10'1") + door recess Built-in double wardrobe with storage cupboards above, TV point, radiator, two UPVC windows to front.

BEDROOM 3 : 2.44m (8'0") x 2.24m (7'4") max inc bulkhead TV point, radiator, UPVC window to front.

BATHROOM : 2.01m (6'7") x 1.65m (5'5") Re-fitted with white suite comprising panelled bath with folding glazed screen and mixer shower attachment, wc with concealed cistern, vanity unit with inset wash basin with mixer tap, tiled splasbacks, LED downlights, extractor fan, chrome vertical radiator/towel rail, two UPVC windows to rear.

OUTSIDE : To the front the property is approached via a pedestrian walkway and the front garden is open-plan, being laid mainly to lawn with borders. A pathway leads to the front door and round to the side, where there is a gate, providing access to the rear garden. This is enclosed by fencing, being laid principally to lawn with borders and raised borders, paved patio area and outside water tap. A gate provides pedestrian rear access to a **GARAGE** with up and over style door and personal door to the side. There is vehicular standing for one car in front of the Garage and space for another car beside it.

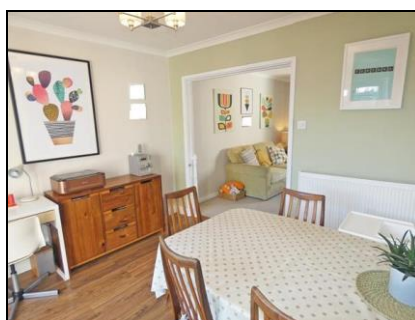
BURY ST EDMUNDS & AREA : Sitting amidst beautiful countryside, Bury St Edmunds is an historic town and the second largest in Suffolk. Surrounded by many picturesque villages, some of which offer good local amenities, it offers a wide range of cultural, educational and recreational facilities.

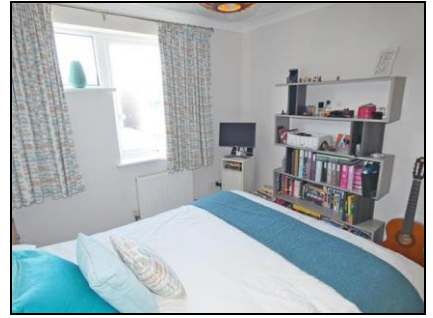
Features of particular note include St Edmundsbury Cathedral with its Millenium Tower, the famous Abbey Gardens with the original ruins and The Georgian Theatre Royal, which has recently been the subject of a restoration programme and The Apex, a live performance venue for concerts, comedy and dance, 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.

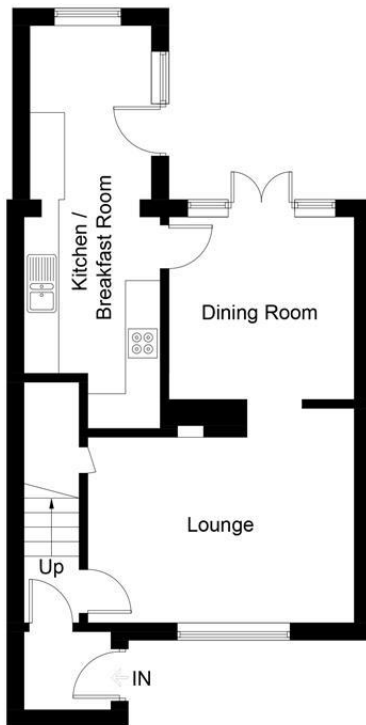




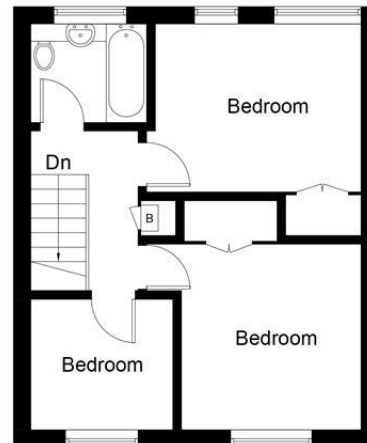


13 Kelso Road, Bury St. Edmunds, IP33 2EJ

Approximate Gross Internal Area = 89.4 sq m / 962 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 (EPC)

13 KELSO ROAD BURY ST EDMUNDS IP33 2EJ	Energy rating C
Valid until 10 November 2030	Certificate number 8730-5329-2009-0829-1292

Property type

Semi-detached house

Total floor area

83 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.