

DRAFT DETAILS
2 SUNNINGDALE AVENUE, MILDENHALL
BURY ST. EDMUNDS
IP28 7JR

OPEN HOUSE (C & T) present: An established detached bungalow requiring updating, in popular area, convenient for centre of Mildenhall. Lobby, Hall, Lounge/Dining Room, Kitchen/Breakfast, Utility/Garden Room, 2 Double Bedrooms, Shower Room, Front & S-Facing Rear Gardens, Garage & Car-Port, Generous Parking, **NO CHAIN, VIEW ASAP.**



2171

Price Guide £225,000

**** FULL STAMP DUTY HOLIDAY UNTIL 30/09/21 ****

ENTRANCE LOBBY, HALL, LOUNGE/DINING ROOM, KITCHEN/BREAKFAST ROOM, UTILITY LOBBY, GARDEN ROOM/LOBBY, 2 DOUBLE BEDROOMS, SHOWER ROOM, FRONT & SOUTHERLY-FACING REAR GARDENS, GARAGE & CAR-PORT WITH GENEROUS PARKING, GAS FIRED RADIATOR HEATING, UPVC DOUBLE GLAZING, NO CHAIN, REQUIRES SOME UPDATING, EARLY VIEWING ADVISED.

VIEWING: Strictly by appointment with Coakley & Theaker.

BURY ST. EDMUNDS

01284 769691 • 01449 737706

info@coakleyandtheaker.co.uk ♦ www.coakleyandtheaker.co.uk



DIRECTIONS : Proceed out of Bury St Edmunds along Fornham Road and at the traffic lights continue straight over into Mildenhall Road. Proceed along towards Fornham All Saints and at the double mini-roundabouts continue straight on signposted to Hengrave and Flempton. Proceed through Hengrave, Flempton and Lackford and continue towards Mildenhall. On reaching the large Five-Ways Roundabout, take the second exit towards Mildenhall. Proceed along, into the town and straight over the next roundabout, with the second exit onto Queensway. Turn right into Queen's Drive, and then take the third right turning into Sunningdale Avenue, where the property is located immediately on the right.

ENTRANCE LOBBY : Approached via a glazed entrance door. Quarry tiled floor, windows to front, side and rear, glazed door and side panel to:

HALL : Parquet woodblock floor, built-in shelved storage cupboard, built-in airing cupboard, loft access, radiator.

LOUNGE/DINING ROOM : 6.02m (19'9") x 3.53m (11'7") The focal point being a fireplace with inset gas living flame fire and tiled surround, parquet woodblock floor, TV aerial, two radiators, UPVC window to front.

KITCHEN/BREAKFAST ROOM : 3.66m (12'0") x 2.87m (9'5") Base and wall mounted units, work surfaces, tiled splashbacks, single drainer stainless steel sink unit, electric cooker point, built-in airing cupboard housing hot water tank, built-in storage cupboard housing consumer unit, space for fridge/freezer, wall mounted Vaillant gas boiler, radiator, window to rear, part glazed door to:

UTILITY LOBBY : 3.61m (11'10") x 2.18m (7'2") Single drainer stainless steel sink unit, plumbing for washing machine, windows to rear, part glazed door to:

GARDEN ROOM/LOBBY : 4.11m (13'6") max x 2.18m (7'2") Windows to rear, part glazed door to rear garden, part glazed door to side.

BEDROOM 1 : 3.66m (12'0") x 3.28m (10'9") Built-in double wardrobe, radiator, UPVC window to rear.

BEDROOM 2 : 3.25m (10'8") x 2.57m (8'5") + door recess Radiator, UPVC windows to front and side.

SHOWER ROOM : 1.90m (6'3") x 1.68m (5'6") White suite comprising tiled shower cubicle with shower unit, wc, pedestal wash basin with mixer tap, tiled splashbacks, chrome vertical radiator/towel rail, UPVC frosted window to side.

OUTSIDE : To the front the garden is enclosed by railings and fencing, being laid mainly to lawn with borders and paved pathway. A driveway provides vehicular standing for at least four cars, part of which is covered by a **CAR-PORT AREA**. This leads to a **GARAGE 5.13m (16'10") x 2.49m (8'2")**, with up and over style door, power and light connected. The **SOUTHERLY-FACING** rear garden is enclosed by fencing, being laid principally to lawn with borders and a **TIMBER SHED**, located to the rear of the Garage.

TOWN & AREA : The market town of Mildenhall is centred around an historical market place and the town offers a good range of shopping, education and leisure facilities, together with many local places of historical interest. It is approximately two miles from the A11 five ways roundabout which gives access to Thetford (12 Miles) and Norwich to the North East and Newmarket (10 miles) and London to the South and South West. Other towns within travelling distance are Brandon to the North West and Bury St Edmunds to the South East via the A1101.

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.

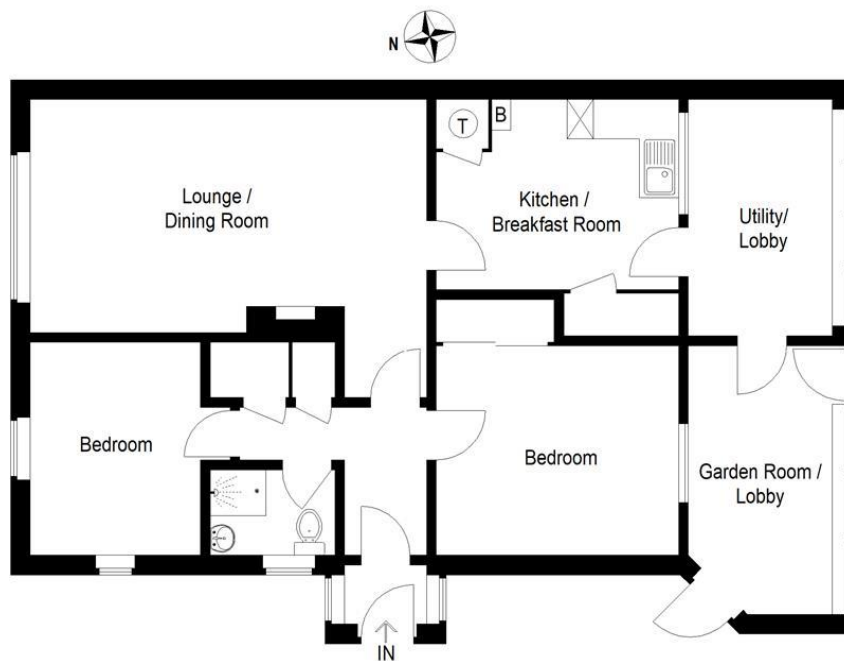
The A14 dual carriageway heading west from Bury St Edmunds provides easy access to Newmarket, Cambridge, the Midlands, Stansted Airport and London, via the M11. Stowmarket and Ipswich, both with direct rail links to London's Liverpool Street, the East Coast and the A12 are all readily accessed by heading east.





2 Sunningdale Avenue, Mildenhall, IP28 7JR

Approximate Gross Internal Area = 88.5 sq m / 953 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 (EPC)

2 SUNNINGDALE AVENUE MILDENHALL IP28 7JR	Energy rating C
Valid until 21 March 2031	Certificate number 0360-2182-8070-2729-8465

Property type

Detached bungalow

Total floor area

67 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.