

DRAFT DETAILS
123 NORTHUMBERLAND AVENUE
BURY ST. EDMUNDS
IP32 6ND

OPEN HOUSE (C & T) present: A well presented and much improved, spacious end-terraced house on NW side of town. Entrance Hall, Lounge, Re-fitted Kitchen/Breakfast Room, Dining Room/Conservatory, 2 Double Bedrooms, Re-fitted Bathroom, Front & Large Southerly-Facing Rear Gardens, **FTB/FAMILY/INVESTMENT, VIEW ASAP.**



2170

Price Guide £225,000

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

ENTRANCE HALL, LOUNGE, RE-FITTED KITCHEN/BREAKFAST ROOM, DINING ROOM/CONSERVATORY, 2 DOUBLE BEDROOMS, RE-FITTED BATHROOM, FRONT & LARGE SOUTHERLY-FACING REAR GARDENS, GAS FIRED RADIATOR HEATING, UPVC DOUBLE GLAZING, 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 Fornham Road and at the traffic lights turn left into Tollgate Lane. Continue along and take the right turning into Lancaster Avenue. Turn left immediately into Northumberland Avenue and proceed along. Continue past the Methodist Church, on the left and the property is located after a short distance on the left.

ENTRANCE HALL : Approached via an outer canopy with UPVC part glazed front door. Stairs to first floor, telephone point, consumer unit, radiator.

LOUNGE : 4.09m (13'5") x 3.86m (12'8") max Ornamental fireplace with surround, TV point, display recess, telephone extension, radiator, UPVC window to front.

KITCHEN/BREAKFAST ROOM : 4.85m (15'11") x 2.39m (7'10") Re-fitted with range of modern base units in Farrow & Ball colour palette, composite work surfaces and upstands, inset single drainer sink unit with 'Flexi-mixer tap, inset Smeg ceramic hob with stainless steel splashguard, built-in Smeg electric oven/grill, pan drawers, slimline wine cooler, integrated fridge/freezer, plumbing for washing machine, porcelain tiled floor, built-in understairs storage cupboard, LED downlights, wall mounted gas combination boiler, vertical radiator, UPVC windows to rear, UPVC part glazed door to side and rear garden. Arch to:

DINING ROOM/CONSERVATORY : 2.72m (8'11") x 2.44m (8'0") Brick plinth, porcelain tiled floor, vertical radiator, UPVC windows to side and rear, UPVC glazed double doors to side and rear garden.

FIRST FLOOR LANDING : Loft access, UPVC window to side.

BEDROOM 1 : 3.89m (12'9") inc to 4.93m (16'2") x 2.84m (9'4") Built-in wardrobe cupboard, TV aerial, radiator, UPVC window to front.

BEDROOM 2 : 3.68m (12'1") red to 3.12m (10'3") x 3.00m (9'10") Built-in wardrobe, radiator, UPVC window to rear.

BATHROOM : 2.01m (6'7") x 1.65m (5'5") Re-fitted with white suite comprising P-shaped panelled bath with mixer tap, glazed screen and mixer shower attachment, wc, vanity unit wash basin with mixer tap, fully tiled walls, tiled floor, LED downlights, extractor fan, chrome vertical radiator/towel rail, UPVC window to rear.

OUTSIDE : To the front the garden is enclosed by dwarf brick walls and hedging, being laid mainly to lawn with border and shingle bed, with adjacent shingle area and pathway to the front door. A gate provides side access to the large **SOUTHERLY-FACING** rear garden. This is enclosed by fencing, being laid principally to lawn with raised borders, generous paved patio areas, outside water tap, **TIMBER SHED** and **BRICK STORAGE SHED 2.87m (9'5") x 2.13m (7'0")**, with power connected.

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 Millennium 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.

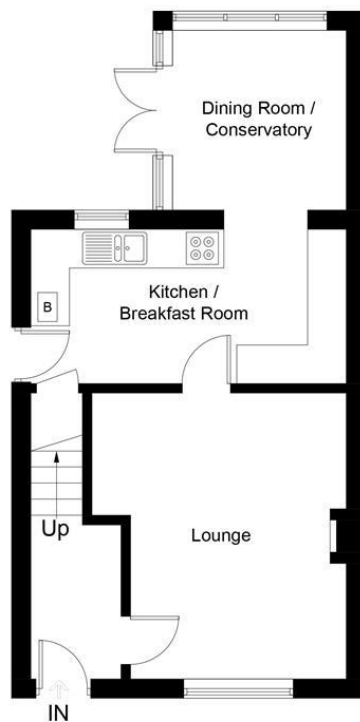




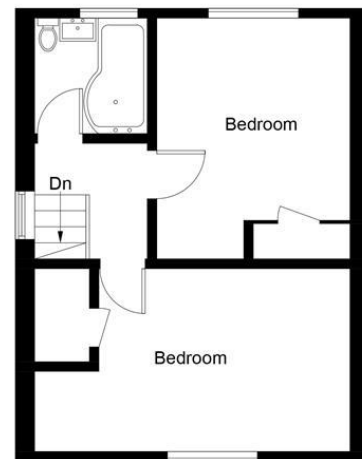


123 Northumberland Avenue, Bury St. Edmunds. IP32 6ND.

Approximate Gross Internal Area = 76.2 sq m / 820 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)

123 NORTHUMBERLAND AVENUE BURY ST EDMUNDS IP32 6ND		Energy rating D
Valid until 21 March 2031	Certificate number 2222-3004-8207-0679-7200	

Property type
End-terrace house

Total floor area
73 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 D. 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.