

DRAFT DETAILS
73 RAYNHAM ROAD
BURY ST. EDMUNDS
IP32 6ED

OPEN HOUSE (C & T) present: An extended semi-detached house in popular residential area on the northern side of town, convenient for the centre and station. Hall, Lounge, Kitchen/Dining Room, Utility/Study/Bedroom 4, Bathroom, 3 Bedrooms, Shower Room, Tandem-Length Garage, Generous Parking, Front & Rear Gardens. **VIEW ASAP.**



2175

Price Guide £250,000

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

ENTRANCE HALL, LOUNGE, KITCHEN/DINING ROOM, UTILITY/STUDY/BEDROOM 4, BATHROOM, 3 BEDROOMS, SHOWER ROOM, TANDEM-LENGTH GARAGE, GENEROUS PARKING, FRONT & WESTERLY-FACING REAR GARDEN, GAS FIRED RADIATOR HEATING, UPVC DOUBLE GLAZING, 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 Northgate Street. At the roundabout continue straight over into Out Northgate and then into Fornham Road. Turn left into Avenue Approach and proceed to the end, turning left into Northgate Avenue. Continue along, turning right into Raynham Road. Follow the road round to the right, where the property is located on the left, opposite Gage Close.

ENTRANCE HALL : Approached via a UPVC part glazed entrance door with UPVC glazed side panel. Tiled floor, telephone point, stairs to first floor, radiator.

LOUNGE : 4.42m (14'6") x 3.68m (12'1") Wood laminate floor, radiator, arch to:

KITCHEN/DINING ROOM : 4.39m (14'5") x 3.00m (9'10") Range of base and wall mounted units, work surfaces, inset 1 1/2 bowl stainless steel sink unit with mixer tap, electric cooker point with cooker hood over, plumbing for slimline dishwasher, space for fridge and freezer, tiled floor, radiator, UPVC window to rear, UPVC glazed double doors and glazed side panels to rear garden.

UTILITY/STUDY/BEDROOM 4 : 3.63m (11'11") max x 2.54m (8'4") Base unit with single drainer stainless steel sink with mixer tap, plumbing for washing machine, space for fridge/freezer, tiled floor, wall mounted gas combination boiler, two radiators, UPVC window to front.

BATHROOM : 1.73m (5'8") x 1.68m (5'6") Suite comprising panelled bath, wc, vanity wash basin with mixer tap, tiled splashbacks, shaver point, extractor fan, vertical radiator/towel rail, UPVC frosted window to front.

FIRST FLOOR LANDING : Loft access, recessed storage areas.

BEDROOM 1 : 4.44m (14'7") max x 2.72m (8'11") Radiator, two UPVC windows to front.

BEDROOM 2 : 2.84m (9'4") x 2.18m (7'2") Wood laminate floor, radiator, UPVC window to rear.

BEDROOM 3 : 2.84m (9'4") x 2.16m (7'1") Radiator, UPVC window to rear.

SHOWER ROOM : 1.30m (4'3") + recess x 1.17m (3'10") White suite comprising tiled shower enclosure with shower controls and storage recesses, wc, vanity wash basin with mixer tap, vertical radiator/towel rail, UPVC frosted window to side.

OUTSIDE : To the front, the property overlooks a green and the garden is open plan, being laid to lawn. A driveway provides vehicular standing for up to three cars, with the first space and then gates giving access to the other two. This leads to a **TANDEM LENGTH GARAGE 7.70m (25'3") x 3.15m (10'4")**, which has currently been partially converted, with UPVC sliding patio door to the front and UPVC glazed double doors to the side, power and light connected and consumer unit. If desired, this could easily be re-converted back to its former use as Garaging. The good size **WESTERLY-FACING** rear garden is enclosed by fencing, being laid principally to lawn with generous paved patio area **TIMBER SHED** and outside water tap.

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.

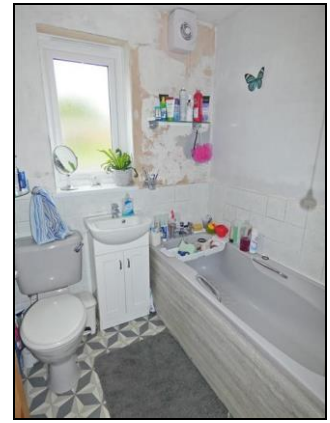
Features of particular note include St Edmundsbury Cathedral with its Millenium Tower, the famous Abbey Gardens with the original ruins and The Georgian Theatre Royal, which has recently been the subject of a restoration programme and The Apex, a live performance venue for concerts, comedy and dance,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





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