

DRAFT DETAILS
THE LILACS, STATION ROAD, ELMSWELL
BURY ST. EDMUNDS
IP30 9HA

OPEN HOUSE (C & T) present: An established non-estate detached bungalow, with scope to modernise & extend (stp), in centre of well-served E village, Large Porch, Lounge/Dining Room with Fireplace, Kitchen/Breakfast, 3 Bedrooms, Bathroom, Separate Wc, Garage, Generous Parking, Large Gardens, **NO CHAIN, VIEW ASAP.**



2181

New Price Guide £365,000

LARGE ENTRANCE PORCH, LOUNGE/DINING ROOM WITH FIREPLACE, KITCHEN/BREAKFAST ROOM, 3 BEDROOMS, BATHROOM, SEPARATE WC, FRONT & LARGE REAR GARDENS, GARAGE & GENEROUS PARKING, OIL FIRED RADIATOR HEATING, UPVC DOUBLE GLAZING & ROOFLINE, NON-ESTATE, CENTRE OF POPULAR WELL-SERVED VILLAGE, SCOPE TO MODERNISE & EXTEND (STP), 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. At the roundabout, take the third exit and proceed up the hill passing the church. Turn left into School Road and continue to the T-junction. Turn left and the property is located before the level crossing, next to a small green, on the right.

LARGE ENTRANCE PORCH : 4.57m (15'0") x 1.60m (5'3") Approached via a UPVC part glazed entrance door. Brick plinth, UPVC windows to front, glazed door and side panel to:

HALL : Built-in shelved cupboard housing fuse box, built-in airing cupboard housing lagged hot water tank, loft access, telephone point, radiator.

LOUNGE/DINING ROOM : 5.16m (16'11") x 4.24m (13'11") The focal point being a tiled open fireplace with tiled hearth, TV aerial, two radiators, UPVC windows to front and side.

KITCHEN/BREAKFAST ROOM : 4.11m (13'6") max x 4.01m (13'2") Range of base units, work surfaces, tiled splashbacks, inset double drainer stainless steel sink unit, electric cooker point, plumbing for washing machine, space for fridge/freezer, Grant oil boiler, radiator, UPVC window to side, UPVC part glazed door to side.

BEDROOM 1 : 5.16m (16'11") x 2.95m (9'8") Radiator, UPVC window to rear.

BEDROOM 2 : 4.19m (13'9") x 4.01m (13'2") Built-in double wardrobe, radiator, UPVC window to rear.

BEDROOM 3 : 3.02m (9'11") x 2.72m (8'11") Radiator, UPVC glazed double doors to rear garden.

BATHROOM : 1.75m (5'9") x 1.70m (5'7") Suite comprising enamel bath with shower unit over, pedestal wash basin, tiled splashbacks, radiator, UPVC frosted window to rear.

SEPARATE WC : Wc, UPVC frosted window to rear.

OUTSIDE : To the front the property is set back, with the front garden being is enclosed by fencing and hedging, and laid mainly to lawn with borders. A shingle driveway and turning area provides vehicular standing for at least four cars, and leads to a **GARAGE 4.98m (16'4") x 2.62m (8'7")**, with up and over style door and personal door to the rear. Side access with an outside water tap, leads to the rear garden. This is of a good size, being enclosed by fencing and hedging, and laid principally to lawn with borders, vegetable plot, plastic oil tank and a gate, providing pedestrian side access.

AGENT'S NOTE : This property stands in a large plot and offers scope to modernise and extend, subject to the necessary planning permissions. Located in the centre of this well-served village, with many amenities, we would recommend viewing at the earliest opportunity.

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.

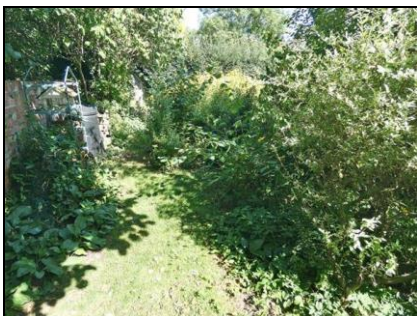
Features of particular note include St Edmundsbury Cathedral with its Millenium Tower, the famous Abbey Gardens with the original ruins and The Georgian Theatre Royal, which has recently been the subject of a restoration programme and The Apex, a live performance venue for concerts, comedy and dance,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





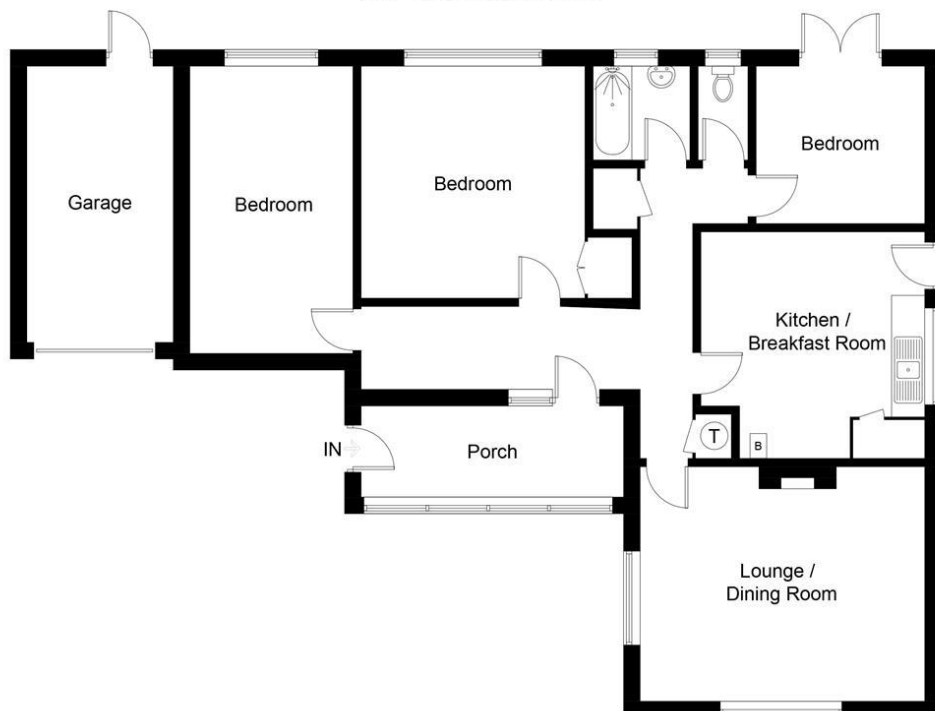


The Lilacs, Elmswell. IP30 9HA.

Approximate Gross Internal Area = 115.2 sq m / 1240 sq ft

Garage = 13.4 sq m / 144 sq ft

Total = 128.6 sq m / 1384 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)

The Lilacs
Station Road
Elmswell
BURY ST. EDMUNDS
IP30 9HA

Energy rating
D

Valid until: 7 September 2031
Certificate number: 3900-6487-0422-5003-3193

Property type Detached bungalow

Total floor area 109 square metres

Rules on letting this property

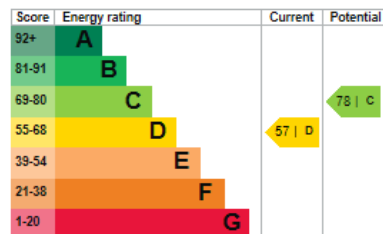
Properties can be rented if they have an energy rating from A to E.

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 C.

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



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

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.