

**DRAFT DETAILS**  
**19 JERMYN AVENUE**  
**BURY ST. EDMUNDS**  
**IP32 7LJ**

OPEN HOUSE (C & T) present: A spacious, improved detached home on sought-after St James's Park, on E side of town. Hall, Re-fitted Cloakroom, Lounge, Dining Room/Study/Playroom/Bed 5, Re-fitted Kitchen/Breakfast/Diner, 4 Bedrooms - 1 Re-fitted En-Suite, Re-fitted Bathroom, Double Garage, Parking, Gardens, **VIEW ASAP.**



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**Price Guide £535,000**

SPACIOUS HALL, RE-FITTED CLOAKROOM, DUAL-ASPECT SITTING ROOM, DINING ROOM/STUDY/PLAYROOM/BEDROOM 5, RE-FITTED KITCHEN/BREAKFAST/DINING ROOM, 4 BEDROOMS - ALL WITH WARDROBES - MASTER RE-FITTED EN-SUITE, RE-FITTED BATHROOM, DOUBLE GARAGE, PARKING, FRONT & REAR GARDENS, GAS FIRED RADIATOR HEATING, UPVC DOUBLE GLAZING, SOUGHT-AFTER AREA, EARLY VIEWING ADVISED.

**VIEWING:** Strictly by appointment with Coakley & Theaker.

**BURY ST. EDMUNDS**

**01284 769691 • 07803 138123**

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



**DIRECTIONS :** From the town centre, proceed along Angel Hill and cross over the traffic lights into Eastgate Street. Continue to the end and at the mini roundabout, bear right into Barton Road. Turn right at the traffic lights into Orttewell Road, and at the roundabout turn left into Mount Road, signposted towards Thurston. Take the second turning right into Tassel Road, and then take the second left turning into Jermyn Avenue. Continue along and the property is located on the left, just before a parking bay.

**HALL :** Approached via a curved outer canopy with UPVC part glazed front door. Stairs to first floor, understairs storage cupboard, telephone and broadband points, two radiators, UPVC window to front.

**CLOAKROOM :** Re-fitted with modern white suite comprising wc, vanity unit with inset rectangular wash basin with mixer tap, tiled splashbacks and part tiled walls, tiled floor, LED downlight, chrome vertical radiator/towel rail, UPVC frosted window to front.

**LOUNGE : 7.32m (24'0") max into bay x 3.56m (11'8")** A dual-aspect room approached through double doors. Two TV points, two radiators, UPVC double glazed bay window to front, UPVC glazed double doors and side panels to rear garden.

**DINING ROOM/STUDY/PLAYROOM/BEDROOM 5 : 3.66m (12'0") max into bay x 3.05m (10'0")** Telephone point, radiator, UPVC bay window to front.

**KITCHEN/BREAKFAST/DINING ROOM : 4.37m (14'4") x 4.06m (13'4") inc to 6.12m (20'1")** Re-fitted with range of light oak 'Shaker' style base and wall mounted units, work surfaces and matching upstands, inset one and a half bowl sink unit with 'swan-neck' style mixer tap, inset 5-burner gas hob with splashguard and stainless steel cooker canopy over, built-in electric double oven/grill, plumbing for dishwasher, integrated fridge/freezer, plumbing for washing machine, space for tumble dryer, water softener, 'island' breakfast bar, tiled floor, LED downlights, telephone point, cupboard housing consumer unit, cupboard housing wall mounted Vaillant gas boiler, radiator, UPVC window to rear, UPVC part glazed door to side, UPVC glazed double doors to rear garden.

**FIRST FLOOR LANDING :** Access to part boarded loft space, built-in airing cupboard housing hot water tank.

**BEDROOM 1 : 4.17m (13'8") x 3.30m (10'10") inc to 3.91m (12'10")** Two built-in double wardrobes, TV point, telephone point, radiator, two UPVC windows to rear.

**EN-SUITE: : 2.16m (7'1") x 1.73m (5'8") inc to 2.01m (6'7")** Re-fitted with modern white suite comprising tiled corner shower enclosure with shower controls with fixed and flexi-heads, vanity unit with drawers and rectangular wash basin with mixer tap, wc, fully tiled walls, tiled floor, fitted mirror with sensor lighting, shaver point, LED downlights, chrome vertical radiator/towel rail, UPVC frosted window to rear.

**BEDROOM 2 : 3.91m (12'10") x 2.79m (9'2")** Built-in double wardrobe, built-in single wardrobe, TV point, radiator, UPVC window to rear.

**BEDROOM 3 : 2.87m (9'5") x 2.77m (9'1")** Built-in double wardrobe, TV point, radiator, UPVC window to front.

**BEDROOM 4 : 2.77m (9'1") x 2.69m (8'10")** Built-in double wardrobe, TV point, telephone point, radiator, UPVC window to front.

**BATHROOM : 2.92m (9'7") x 1.80m (5'11")** Re-fitted with modern white suite comprising panelled bath with centre mixer tap with shower attachment, tiled corner shower enclosure with shower controls with fixed and flexi-heads, vanity unit with drawers and rectangular wash basin with mixer tap, wc, fully tiled walls, tiled floor, fitted mirror with sensor lighting, shaver point, LED downlights, chrome vertical radiator/towel rail, two UPVC frosted windows to front.

**OUTSIDE :** To the front the garden is laid mainly to lawn with borders, dwarf hedging, outside water tap and pathway to the front door. A driveway providing vehicular standing for two cars leads to a **DOUBLE GARAGE 6.07m (19'11") red to 5.21m (17'1") x 5.08m (16'8")**, with twin up and over style doors, power and light connected, eaves storage, consumer unit and personal door to side. A gate gives side access to the rear garden. This is enclosed by fencing and brick walls, being laid principally to lawn with borders, good size paved patio area, second seating area, outside power socket 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.





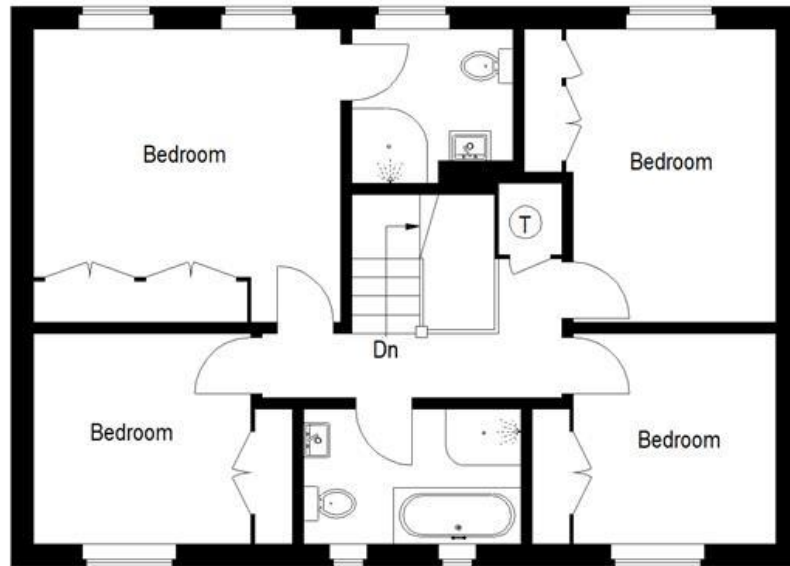




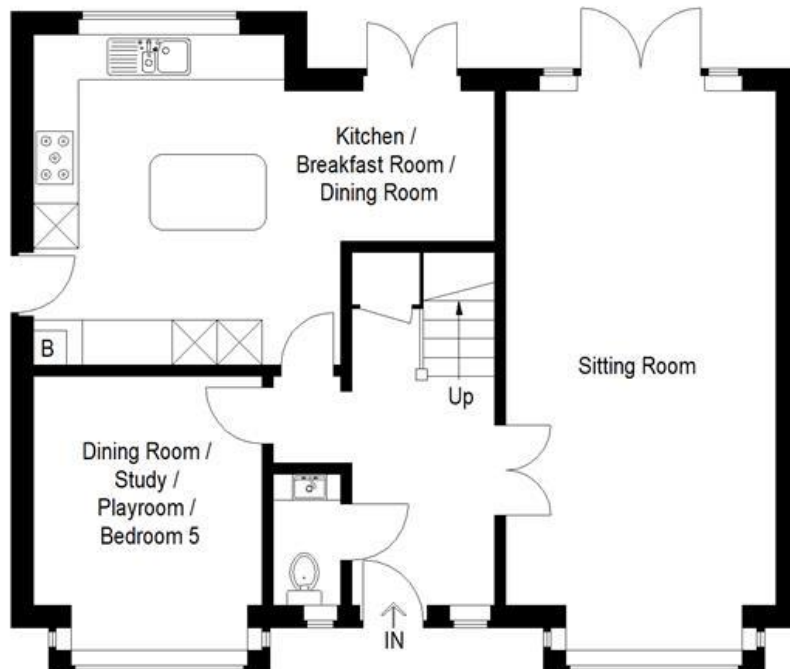


# 19 Jermyn Avenue, Bury, St. Edmunds, IP32 7LJ

Approximate Gross Internal Area  
141.9 sq m / 1527 sq ft



**First Floor**



**Ground 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)

19 Jermyn Avenue  
BURY ST. EDMUNDS  
IP32 7LJ

Energy rating

C

Valid until: 29 September 2031

Certificate number: 4339-0021-1100-0100-0276

Property type Detached house

Total floor area 135 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.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		64   B
69-80	C	74   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.