Coakley & Theaker

INDEPENDENT ESTATE AGENTS & MORTGAGE SERVICES

Open House

DRAFT DETAILS

10 BLACKBOURNE ROAD, ELMSWELL
BURY ST. EDMUNDS
IP30 9UH

OPEN HOUSE (C & T) present: A well presented modern link-detached house, on a popular development, in well-served village, East of Bury St Edmunds, convenient for station and A14. Entrance Hall, Lounge, Dining Room, Conservatory, Re-fitted Kitchen, 3 Bedrooms, Re-fitted Bathroom, Garage & Parking, Gardens, **NO CHAIN**, **VIEW ASAP**.

2192

Price Guide £285,000

ENTRANCE HALL, LOUNGE, DINING ROOM, CONSERVATORY, RE-FITTED KITCHEN, 3 BEDROOMS, RE-FITTED BATHROOM, GARAGE & PARKING, FRONT & SOUTH-FACING REAR GARDENS, GAS FIRED RADIATOR HEATING, UPVC DOUBLE GLAZING & ROOFLINE, POPULAR AREA, CONVENIENT FOR STATION AND A14, NO CHAIN, EARLY VIEWING ADVISED.

VIEWING: Strictly by appointment with Coakley & Theaker.

BURY ST. EDMUNDS
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The Property Ombudsman

Consumer Protection from Unfair Trading Regulations 2008 (CPRs) i) The seller has agreed that these particulars are correct and an accurate description of their property. However, if there is any point which is particularly important to you, please contact the office and we will be pleased to check the information for you, especially if you are contemplating travelling some distance to view the property. ii) These particulars are for guidance purposes only. Most photographs are taken with a wide-angle lens. Contents, fixture sand fittings shown in photographs are not included unless specified. iii) The Agent has not tested any apparatus, equipment, fixtures and fittings or services and cannot verify that they are in working order or fit for the purpose. References to the tenure of the property are based on information supplied by the seller. The Agent has not had sight of the title document. Buyers are advised to obtain verification from their solicitor or surveyor about any of the above points

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 follow the road over the level crossing. Turn right into Blackbourne Road 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, UPVC frosted window to side.

LOUNGE : 4.27m (14'0") max into bay x 4.01m (13'2") Understairs storage cupboard, TV point, two radiators, UPVC box bay window to front, arch to:

DINING ROOM : 2.69m (8'10") x 2.46m (8'1") Radiator, UPVC sliding patio door to:

CONSERVATORY : 2.77m (9'1") x 2.72m (8'11") Brick plinth, tiled floor, UPVC windows to sides and rear, UPVC glazed double doors to rear garden.

KITCHEN : 2.69m (8'10") x 2.39m (7'10") Re-fitted with range of base and wall mounted units, work surfaces, tiled splashbacks, inset single drainer sink unit with mixer tap, inset gas hob with cooker hood over, built-in electric double oven/grill, space for fridge/freezer, plumbing for washing machine, glazed display cabinet, tiled floor, concealed lighting, UPVC window to rear.

FIRST FLOOR LANDING : Loft access, built-in airing cupboard housing Potterton gas combination boiler.

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

BEDROOM 2 : 2.97m (9'9") x 2.51m (8'3") + door recess Radiator, UPVC window to front.

BEDROOM 3 : 2.36m (7'9") x 1.96m (6'5") inc stair bulkhead Bulkhead cleverly converted into desk area, telephone point, radiator, UPVC window to front.

BATHROOM : 1.96m (6'5") x 1.68m (5'6") Re-fitted with white suite comprising enamel bath with folding glazed screen and mixer shower attachment, wc, vanity unit wash basin with mixer tap, fully tiled walls, radiator, UPVC frosted window to rear.

OUTSIDE : To the front the garden is enclosed by picket fencing, being laid mainly to shingle, providing space for additional parking. A driveway provides vehicular standing and leads to a **GARAGE: 5.13m (16'10") x 2.49m (8'2")**, with remote electrically controlled roller door, power and light connected, gas meter, eaves storage, water tap and UPVC personal door to rear. The good size South-Facing rear garden is enclosed by fencing, being laid principally to lawn with pebble borders and paved patio area.

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.

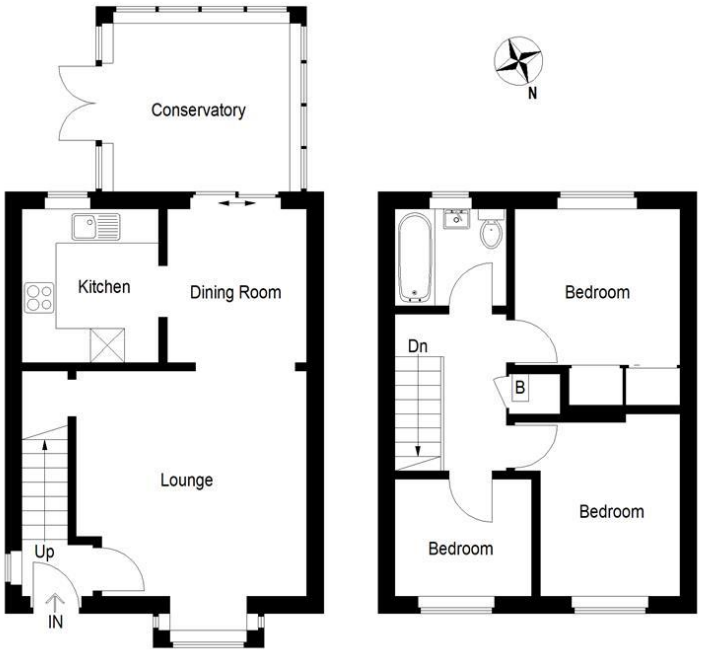
Bury St Edmunds and the surrounding villages boast excellent schools and further education is catered for at the West Suffolk College.

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.

10 Blackbourne Road, Elmswell, IP30 9UH

Approximate Gross Internal Area = 79.3 sq m / 853 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 checkall dimensions, shapes & compass bearings before making any decisions reliant upon them.

Energy performance certificate (EPC)

10 Blackbourne Road Elmswell BURY ST. EDMUNDS IP30 9UH	Energy rating **C**	Valid until: 18 January 2032 Certificate number: 0350-2201-3190-2792-2201

Property type	Detached house
Total floor area	63 square metres

Rules on letting this property

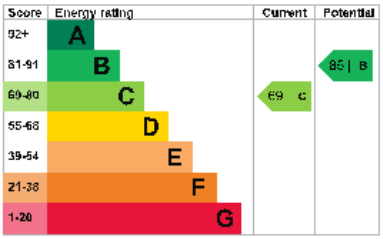
Properties can be rented if they have an energy rating from A to E.

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).

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.



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

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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.