

DRAFT DETAILS
2 TUDOR COTTAGES, SCHOOL ROAD, ELMSWELL
BURY ST. EDMUNDS
IP30 9EE

OPEN HOUSE (C & T) present: An attractive Grade II Listed period mid-terraced cottage, situated close to centre of this popular, well-served E village, convenient for station and A14. Porch, Entrance Hall, Sitting Room, Kitchen, 2 Bedrooms, Bathroom, South-Facing Garden, Parking Area, **FIRST-TIME BUY/INVESTMENT, NO CHAIN, VIEW ASAP.**



2200

Price OIEO £210,000

PORCH, ENTRANCE HALL, SITTING ROOM, KITCHEN, 2 BEDROOMS, BATHROOM, GOOD SIZE SOUTHERLY-FACING REAR GARDEN, PARKING AREA IN FRONT OF COTTAGES, GAS FIRED RADIATOR HEATING, GRADE II LISTED, CHARACTER FEATURES INCLUDING OAK FLOORS & INTERNAL LATCH DOORS, CLOSE TO VILLAGE CENTRE, CONVENIENT FOR STATION & A14, IDEAL FIRST-TIME OR INVESTMENT PURCHASE, 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 to Elmswell and proceed up the hill, passing the church. Turn left into School Road and continue along, around the right-hand bend. Proceed along and the property is located, after a short distance on the right.

This cottage is one of four similar ones, which are understood to have been converted from one larger property, believed to date from around the mid 1500's.

ENTRANCE PORCH : Approached via an oak part glazed panelled front door. Oak floor, LED downlights, window to side. Opening to:

ENTRANCE HALL : Oak floor, stairs to first floor.

SITTING ROOM : 3.84m (12'7") red to 2.95m (9'8") x 3.53m (11'7") The focal point being a fireplace recess with bressummer and tiled hearth, oak floor, understair recess, recessed shelving, TV point, telephone point, LED downlights, radiator, window to front. Arch to:

KITCHEN : 3.76m (12'4") x 1.80m (5'11") Range of cream base and wall mounted units, work surfaces, tiled splashbacks, inset single drainer stainless steel sink unit with 'Swan-neck' style mixer tap, inset induction hob, built-in electric oven/grill, tiled floor, space for fridge/freezer, plumbing for washing machine, cupboard housing Vaillant gas combination boiler, LED downlights, radiator, window to rear, part glazed door to rear garden.

FIRST FLOOR LANDING : Loft access, oak floor, consumer unit.

BEDROOM 1 : 2.97m (9'9") x 2.72m (8'11") Built-in wardrobe/cupboard, radiator, window to front.

BEDROOM 2 : 2.69m (8'10") x 1.96m (6'5") Radiator, window to rear.

BATHROOM : 1.85m (6'1") x 1.78m (5'10") White suite comprising enamel bath with glazed screen and mixer shower attachment, wc, pedestal wash basin with mixer tap, tiled splashbacks, LED downlights, chrome vertical radiator/towel rail, frosted window to rear.

OUTSIDE : To the front of the cottages, there is a block paved parking area. The garden is enclosed by fencing, with a gate and path to the front door. To the rear, the **SOUTHERLY-FACING** garden is of a good size, being enclosed by fencing and laid principally to lawn, with patio area and path. At the end of the garden there is a **STORAGE SHED**, with power and light connected.

AGENT'S NOTE: As is common for this type of terraced property, we understand there is pedestrian right of access across the rear garden for two neighbouring properties, and the owner of this property has pedestrian right of access across the rear garden of one neighbouring property.

NOTE: The vendor has informed us that mains gas, water, electricity and drainage are connected. The council tax band is understood to be Band A.

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.

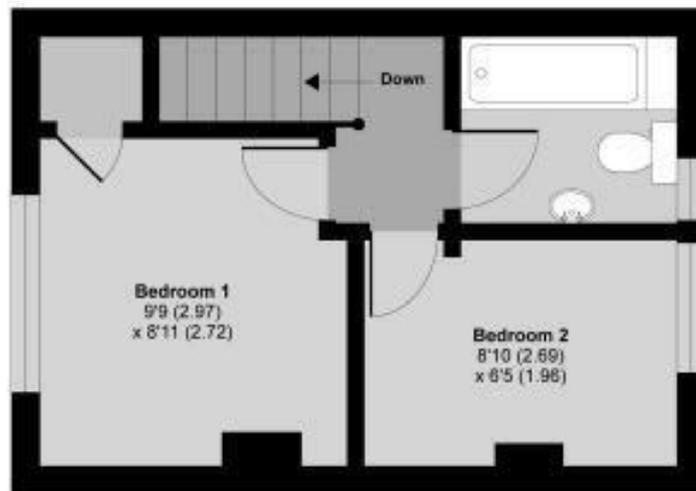
The A14 dual carriageway heading west from Bury St Edmunds provides easy access to Newmarket, Cambridge, the Midlands, Stansted Airport and London, via the M11. Stowmarket and Ipswich, both with direct rail links to London's Liverpool Street, the East Coast and the A12 are all readily accessed by heading east.



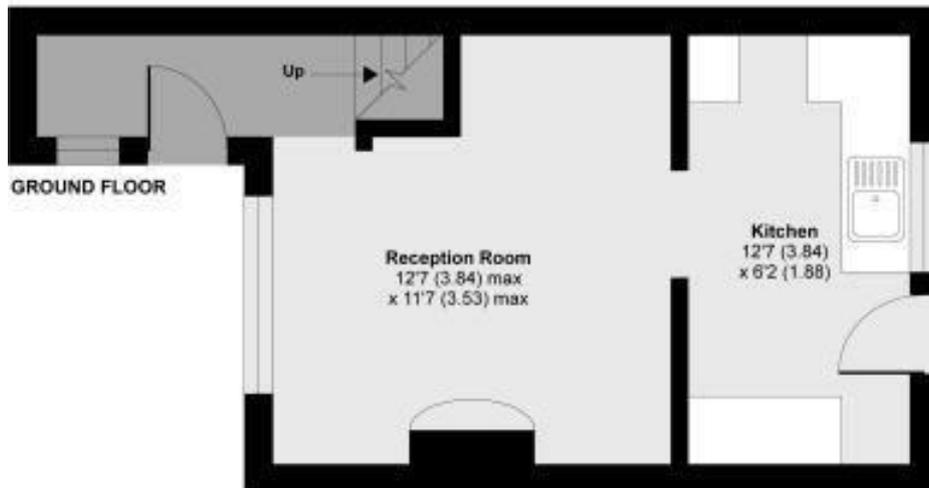




Tudor Cottages, School Road, Elmswell, Bury St. Edmunds, IP30



FIRST FLOOR



GROUND FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 493 SQ FT 45.8 SQ METRES

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Energy performance certificate (EPC)

2 Tudor Cottages School Road Emswell BURY ST EDMUNDS IP50 9EE	Energy rating D	Valid until 26 October 2027 Certificate number: 9243-2833-6162-9623-4715
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Property type	Mid-terrace house
Total floor area	46 square metres

Rules on letting this property

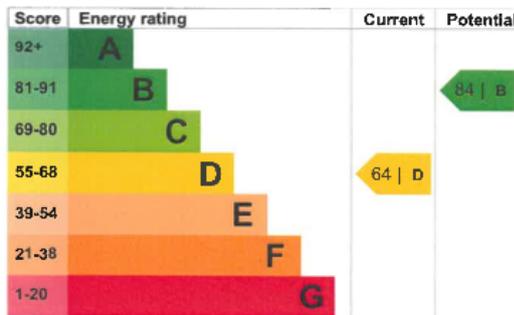
Properties can be rented if they have an energy rating from A to E.

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/landlords-on-the-regulations-and-exemptions) (<https://www.gov.uk/guidance/landlords-on-the-regulations-and-exemptions>).

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.](#)



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

Breakdown of property's energy performance

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

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.