

DRAFT DETAILS
84 WEST ROAD
BURY ST. EDMUNDS
IP33 3LR

OPEN HOUSE (C & T) present: An established, end-terraced house, requiring some modernisation, on a corner plot, on W side of town, convenient for centre. Hall, Lounge, Dining Room, Kitchen, Shower/Wet Room, 4 Bedrooms, Front, Side & W-Facing Rear Garden, Potential for Extension, Parking & Garage (stp), **NO CHAIN, VIEW ASAP.**



2219

Price Guide £265,000

HALL, LOUNGE, DINING ROOM, KITCHEN, SHOWER/WET ROOM, 4 BEDROOMS, GOOD SIZE CORNER PLOT WITH FRONT, SIDE & WESTERLY-FACING REAR GARDEN, GAS FIRED RADIATOR HEATING, UPVC ROOFLINE, CONVENIENT FOR TOWN CENTRE, **REQUIRES SOME MODERNISATION, POTENTIAL FOR EXTENSION, PARKING & GARAGE (STP), NO CHAIN, 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 Out Westgate and at the traffic lights turn right into Petticoat Lane. Follow up the hill and continue around into Hospital Road. Continue along and bear round to the right, into West Road. Proceed along and the property is located after a short distance, on the left.

HALL : Approached via an outer canopy and UPVC part glazed door at the side. stairs to first floor, radiator, understairs storage cupboard, housing gas meter and consumer unit, UPVC window to side.

DINING ROOM : 3.53m (11'7") x 2.62m (8'7") Dado rail, window to front. Open arch to:

LOUNGE : 4.57m (15'0") x 3.63m (11'11") The focal point being a fireplace with surround and wall mounted modern flame effect electric fire, TV point, dado rail, radiator, sealed unit window to front.

KITCHEN : 3.63m (11'11") x 2.34m (7'8") Range of base and wall mounted units, work surfaces, single drainer stainless steel sink unit, tiled splashbacks, gas cooker point, space for fridge/freezer, plumbing for washing machine, wall mounted gas combination boiler, radiator, sealed unit window to rear, UPVC part glazed door to rear garden.

SHOWER/WET ROOM : 2.39m (7'10") x 2.34m (7'8") max measurements L-shaped room. White suite comprising wet room area with shower controls, wet room floor with drain, wc, wall mounted wash basin, tiled splashbacks, extractor fan, radiator, frosted window to side, sealed unit frosted window to rear.

FIRST FLOOR LANDING : Loft access radiator.

BEDROOM 1 : 3.78m (12'5") x 3.63m (11'11") max Built-in storage cupboard, radiator, window to front.

BEDROOM 2 : 3.63m (11'11") x 3.56m (11'8") max Sloping ceiling. Built-in storage cupboard, radiator, sealed unit window to front.

BEDROOM 3 : 3.23m (10'7") x 2.74m (9'0") + door recess Radiator, window to rear.

BEDROOM 4 : 3.25m (10'8") x 2.39m (7'10") Radiator, window to rear.

NOTE: We feel this room offers the potential to be converted into a bathroom or even an en-suite to another bedroom, if desired.

OUTSIDE : This property enjoys a good size, corner plot position, and we feel this offers good potential for extension, if desired, together with scope for the provision of parking and possible garage to the side/rear, subject to the necessary planning permissions.

To the front, the garden is enclosed by fencing, being laid mainly to lawn, with borders and path to the front door. A gate provides side access to the good size side and **WESTERLY-FACING** rear garden, being enclosed by fencing and generally uncultivated, with patio area, **BRICK STORAGE SHED 2.13m (7'0") x 2.01m (6'7")**, large **METAL SHED/GARAGE**, and gate providing rear pedestrian access to a shared driveway.

NOTE: In order to provide parking and/or garaging on the plot, part of the rear fence would need to be removed, providing access to a shared driveway, which runs beyond the rear of the property, and is accessed via Linnet Road.

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

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.







84 West Road, Bury, St. Edmunds, IP33 3LR


Approximate Gross Internal Area
100.1 sq m / 1077 sq ft



Ground Floor



First Floor

 = Reduced headroom below 1.5 m / 5'0

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)

84 West Road
BURY ST. EDMUNDS
IP33 3LR

Energy rating
D

Valid until: 19 September 2032

Certificate number: 1732-8521-7200-6051-0286

Property type

End-terrace house

Total floor area

95 square metres

Rules on letting this property

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

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 B.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	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

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