

DRAFT DETAILS
8 ABBOT ROAD
BURY ST. EDMUNDS
IP33 3UA

OPEN HOUSE (C & T) present: An established spacious end-terraced house on the W side of town, convenient for the centre. Hall, Cloakroom, Sitting Room, Dining Room, Kitchen/Breakfast Room, Utility Room, 3 Double Bedrooms, Bathroom, Front & Good Size Rear Gardens, Communal Parking Area, Potential for Extension (stp), **VIEW ASAP.**



2234

Price Guide £365,000

HALL, CLOAKROOM, SITTING ROOM, DINING ROOM, KITCHEN/BREAKFAST ROOM, UTILITY ROOM, 3 DOUBLE BEDROOMS, BATHROOM, FRONT & GOOD SIZE LANDSCAPED REAR GARDENS, COMMUNAL PARKING AREA, GAS FIRED RADIATOR HEATING, UPVC DOUBLE GLAZING & ROOFLINE, POPULAR AREA, CONVENIENT FOR TOWN CENTRE, 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 round into Hospital Road. Continue along and at the right hand bend, take the left turning into Abbot Road, where the property is located after a short distance on the right, near the bus-stop.

HALL : Approached via a replacement composite part glazed entrance door. Wood laminate floor, stairs to first floor, understairs storage cupboard housing consumer unit and meter box, telephone point, radiator, UPVC window to side.

CLOAKROOM : White suite comprising wc with high-level cistern, wall mounted wash basin, tiled splashbacks, wood laminate floor, UPVC frosted window to side.

SITTING ROOM : 4.55m (14'11") x 3.63m (11'11") The focal point being a feature cast iron fireplace (currently sealed), with surround, herringbone pattern parquet wooden flooring, TV point, radiator, UPVC window to front.

DINING ROOM : 3.51m (11'6") x 2.62m (8'7") Wood laminate floor, telephone point, radiator, UPVC window to front.

KITCHEN/BREAKFAST ROOM : 3.63m (11'11") x 2.41m (7'11") Range of painted base and wall mounted units, oak work surfaces, tiled splashbacks, inset single drainer sink unit with 'Swan-neck' style mixer tap, inset ceramic hob with stainless steel cooker canopy over, built-in electric oven/grill, integrated Bosch fridge, tiled floor, radiator, UPVC window to rear, part sealed unit 'stable' style door to rear garden.

UTILITY ROOM : 2.29m (7'6") x 1.47m (4'10") Wall mounted unit, work surface, space for fridge and freezer, plumbing for washing machine, UPVC window to rear.

FIRST FLOOR LANDING : Access to large part boarded loft space with ladder, (offering potential for conversion, subject to the necessary planning permissions), built-in airing cupboard housing wall mounted gas combination boiler, radiator.

BEDROOM 1 : 3.81m (12'6") x 3.63m (11'11") max Built-in storage cupboard, fireplace, TV point, UPVC window to front.

BEDROOM 2 : 3.53m (11'7") x 3.51m (11'6") max Sloping ceiling, built-in storage cupboard, exposed floorboards, dado rail, radiator, UPVC window to front.

BEDROOM 3 : 3.30m (10'10") x 3.20m (10'6") Radiator, UPVC window to rear.

BATHROOM : 2.69m (8'10") x 1.68m (5'6") White suite comprising panelled bath with mixer shower attachment and shower unit, wc, wall mounted wash basin, tiled splashbacks, painted floorboards, radiator, UPVC frosted window to side.

OUTSIDE : To the front the garden is enclosed by fencing and a laurel hedge, being laid mainly to shingle with borders. A gate and block paved pathway leads to the entrance door at the side. A gate provides side access to the good size rear garden. This has been landscaped and is enclosed by fencing, being laid principally to lawn with shingle bed and borders, dwarf brick wall, block paved patio area and pathways, raised decking area, outside water tap and a brick **STORAGE SHED 2.16m (7'1") x 2.01m (6'7")**. Located behind the property is a large communal parking area, which is approached via Boyne Road and a driveway.

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.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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.

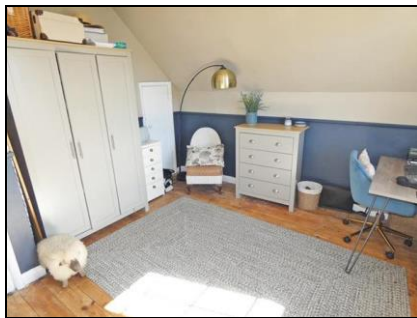
Features of particular note include St Edmundsbury Cathedral with its Millenium Tower, the famous Abbey Gardens with the original ruins and The Georgian Theatre Royal, which has recently been the subject of a restoration programme and The Apex, a live performance venue for concerts, comedy and dance,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

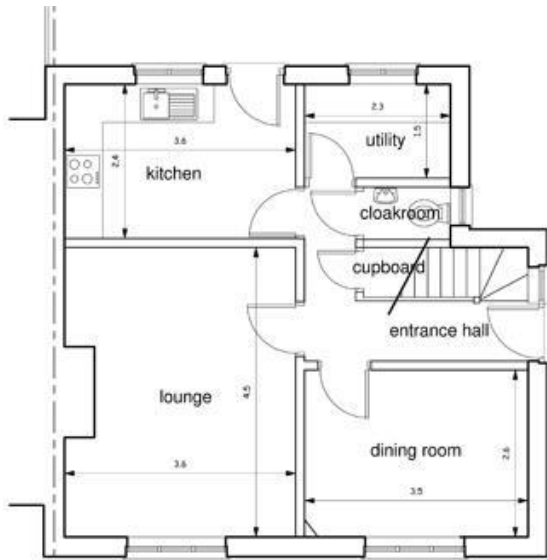
The town benefits from extremely good shopping facilities with a twice weekly market and a wide range of independent traders, national chains, five supermarkets and the arc shopping centre, opened in 2009. In addition, there are many pubs and restaurants which cater for a variety of tastes.

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.

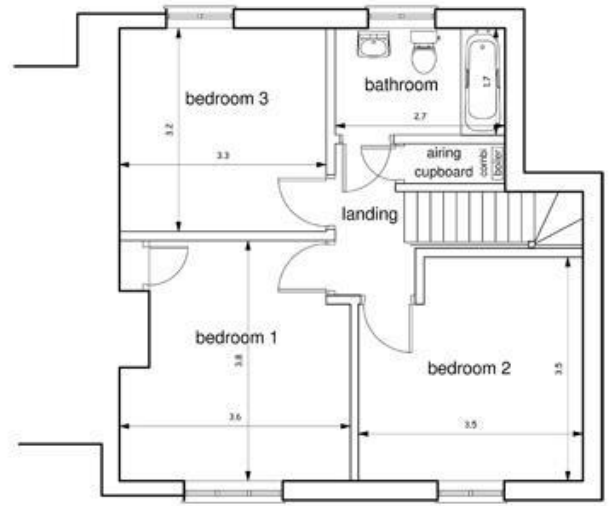








GROUND FLOOR PLAN



FIRST FLOOR PLAN

Energy performance certificate (EPC)

8, Abbot Road
BURY ST. EDMUNDS
IP33 3UA

Energy rating

D

Valid until: 11 September 2027

Certificate number: 0458-2832-7618-9993-4355

Property type

End-terrace house

Total floor area

92 square metres

Rules on letting this property

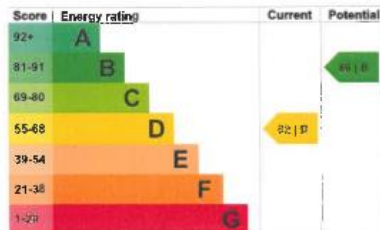
Properties can be let if they have an energy rating from A to E.

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.](#)



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

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy 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.

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