

DRAFT DETAILS
27 AVOCET GARDENS
STOWMARKET
IP14 5UF

OPEN HOUSE (C&T) present: A spacious modern semi-detached house, requiring some refurbishment, on the popular Cedars Park development, on the Eastern side of town, convenient for the A14 and station. Hall, Cloakroom, Lounge, Dining Room, Kitchen, 3 Bedrooms - 1 En-Suite, Bathroom, S-Facing Garden, Generous Parking, **VIEW ASAP.**



2255

New Price Guide £235,000

HALL, CLOAKROOM, LOUNGE, DINING ROOM, KITCHEN, 3 BEDROOMS - 1 EN-SUITE, BATHROOM, SOUTH-FACING SIDE GARDEN, GENEROUS PARKING, GAS FIRED RADIATOR HEATING, UPVC DOUBLE GLAZING & ROOFLINE, REQUIRES SOME REFURBISHMENT, CONVENIENT FOR TOWN, STATION & A14, EARLY VIEWING ADVISED.

VIEWING: Strictly by appointment with Coakley & Theaker.

BURY ST. EDMUNDS
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DIRECTIONS : From the town centre, proceed along Gipping Way and at the traffic lights, turn left into Navigation Approach, signposted towards Cedars Park. Continue along and at the roundabout, go straight over into Mortimer Road. Turn right into Creeting Road East, and then take the second right turning into Cormorant Drive. Turn right into Avocet Gardens, and proceed along, where the property is located, at the left turning, on the right hand corner.

DESCRIPTION : This property was built in approximately 2005, with rendered elevations and a tiled roof. It is presented to the market at a price to allow potential purchasers the opportunity to personalise their own home, owing to the fact that it now needs some updating and cosmetic refurbishment. Instead of paying top money, and buying a home which has been finished to someone else's taste, which may not necessarily appeal to everyone, the purchaser of this home can finish it to their own tastes, and therefore viewing is recommended at the earliest opportunity.

ENTRANCE HALL : Approached via a part glazed front door. Tiled floor, radiator.

CLOAKROOM : White suite comprising, wc, pedestal wash basin, tiled splashbacks, tiled floor, consumer unit, radiator, extractor fan (not working).

LOUNGE : 4.67m (15'4") + Bay x 3.56m (11'8") TV point, telephone point, two radiators, UPVC window to front, UPVC box-bay window to side.

DINING ROOM : 3.84m (12'7") + hall area x 3.05m (10'0") max

Irregular shaped room. 3.84m (12'7") + Inner Hall area x 2.36m (7'9") inc to 3.05m (10'0") max into recess

Stairs to first floor, built-in understairs storage cupboard, tiled floor, radiator, sliding double glazed patio door with fitted 'concertina' style shutters to side garden. Open to:

KITCHEN : 2.57m (8'5") x 2.18m (7'2") Base and wall mounted units, work surfaces, tiled splashbacks, inset single drainer stainless steel sink unit with mixer tap, inset gas hob with Bosch stainless steel cooker canopy over, built-in electric oven/grill, plumbing for dishwasher, plumbing for washing machine, space for fridge/freezer, cupboard housing wall mounted replacement Worcester gas boiler, tiled floor, downlights, UPVC window to front.

FIRST FLOOR LANDING : Built-in airing cupboard housing hot water tank, loft access.

BEDROOM 1 : 4.04m (13'3") max x 3.58m (11'9") max

Irregular shaped room. 2.87m (9'5") inc to 4.04m (13'3") max into wardrobe recess x 2.69m (8'10") inc to 3.58m (11'9") max into recess.

Built-in double wardrobe, TV point, two radiators, UPVC window to front.

EN-SUITE : 2.08m (6'10") x 1.65m (5'5") White suite comprising tiled double shower enclosure with shower controls, wc, pedestal wash basin with mixer tap, tiled splashbacks, tiled floor, shaver point, extractor fan, radiator.

BEDROOM 2 : 3.02m (9'11") x 2.69m (8'10") Built-in double wardrobe, radiator, UPVC window to side.

BEDROOM 3 : 3.38m (11'1") x 1.83m (6'0") Radiator, UPVC window to front.

BATHROOM : 2.24m (7'4") x 1.57m (5'2") max White suite comprising enamel bath with mixer shower attachment, wc, pedestal wash basin with mixer tap, tiled splashbacks, tiled floor, shaver point, extractor fan, radiator, UPVC frosted window to front.

OUTSIDE : This property is located on a corner, with the garden to one side. To the front and side of the property, there are shingle borders, a large shingle bed, and an outside water tap. A gate provides pedestrian side access to the **SOUTH-FACING** side garden. This is enclosed by brick wall and fencing, being laid partly to artificial lawn, with borders, paved patio area, and there is a **TIMBER SHED**. To one side of the property, there is off-road parking space for up to two cars, with potential for this to be extended, utilising the large shingle bed at the front.

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

STOWMARKET AREA : Many amenities are available in Stowmarket, including good shopping facilities with a twice weekly market, various supermarkets, independent traders and national chains. In addition, there are many pubs and restaurants, primary and secondary schools, leisure centre, cinema, churches and medical centre.

For commuters, Stowmarket Station is convenient and offers a mainline rail link to London's Liverpool Street, in about 90 minutes.

The A14 is within easy reach, giving access to Ipswich, Felixstowe, the east coast and the A12 to Colchester, Chelmsford and London, to the east, and Bury St Edmunds, Newmarket, Cambridge and the Midlands to the west, with Stansted Airport and London also accessed via the M11.

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.







Energy performance certificate (EPC)			
27 Avocet Gardens STOWMARKET IP14 5JF	Energy rating C	Valid until: 1 August 2032	Certificate number: 9202-4628-8210-0942-1206

Property type	Semi-detached house
Total floor area	81 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 rating and score

This property's energy rating is C. It has the potential to be B.

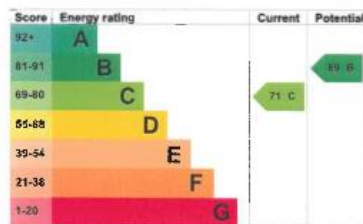
[See how to improve this property's energy efficiency.](#)

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



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