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DRAFT DETAILS
21 MOUSE LANE, ROUGHAM
BURY ST. EDMUNDS
IP30 9JB

A well presented established semi-detached house situated in this popular village, east of Bury St Edmunds. Hall, Lounge/Dining Room with Multi-Fuel Stove, Kitchen, 3 Bedrooms, Bathroom, Garage & Generous Parking, Front & Attractive South-Facing Rear Gardens Overlooking Farmland, Gas, **VIEW ASAP.**



2114

Price Guide £260,000

**** NOW NO STAMP DUTY FOR FIRST-TIME BUYERS **** HALL, LOUNGE/DINING ROOM WITH MULTI-FUEL STOVE, KITCHEN, 3 BEDROOMS, BATHROOM, GARAGE, LONG DRIVEWAY PROVIDING GENEROUS PARKING, FRONT & ATTRACTIVE SOUTH-FACING REAR GARDENS OVERLOOKING FARMLAND, UPVC DOUBLE GLAZING, GAS FIRED RADIATOR HEATING, POPULAR AREA, EARLY VIEWING ADVISED.

VIEWING: Strictly by appointment with Coakley & Theaker.

BURY ST. EDMUNDS

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DIRECTIONS : From Bury St Edmunds proceed east along the A14 towards Ipswich. Turn off signposted to Rougham and at the roundabout, turn left and back under the A14. Follow along, passing Ravenwood Hall and turn left at the next junction. Proceed along, turning right into Mouse Lane, where the property is located on the right hand side, after the left hand bend.

HALL : Approached via recessed UPVC part glazed front door and UPVC glazed side panel. Stairs to first floor, understairs storage cupboard, brick-effect laminate tiled floor, telephone point, radiator.

LOUNGE/DINING ROOM : 8.10m (26'7) x 3.28m (10'9") red to 2.92m (9'7) The focal point being a fireplace with inset multi-fuel stove on pamment tiled hearth, built-in storage cupboards, TV point, two radiators, serving hatch to Kitchen, UPVC windows to front and rear.

KITCHEN : 2.95m (9'8") + door recess x 2.41m (7'11") Range of base and wall mounted units, work surfaces, tiled splashbacks, inset single drainer stainless steel sink unit with mixer tap, separate drinking water tap, electric cooker point with stainless steel cooker canopy over, understairs storage cupboard with consumer unit and meter, built-in shelved cupboard, glazed display cabinets, space for fridge/freezer, plumbing for washing machine, plumbing for dishwasher, vent for tumble dryer, plumbing for water softener, wall mounted gas combination boiler, brick-effect laminate tiled floor, radiator, UPVC window to rear, UPVC part glazed door to side and rear garden.

FIRST FLOOR LANDING : Loft access, built-in storage cupboards, radiator, UPVC window to side.

BEDROOM 1 : 4.32m (14'2") max x 3.30m (10'10") Built-in storage cupboard, TV point, radiator, UPVC window to front.

BEDROOM 2 : 3.73m (12'3) x 2.92m (9'7) Radiator, UPVC window to rear.

BEDROOM 3 : 2.74m (9'0) x 2.06m (6'9) Radiator, UPVC window to front.

BATHROOM : 2.41m (7'11") x 1.80m (5'11") White suite comprising P-shaped panelled bath with mixer shower attachment with flexi-hose and fixed shower heads and glazed screen, pedestal wash basin, wc, tiled splashbacks, radiator, UPVC frosted window to rear.

OUTSIDE : To the front the garden is laid to lawn with borders and there is a mature oak tree. There is a path to the front door and an external power socket. A driveway providing vehicular standing for three cars leads to a **GARAGE 5.69m (18'8") x 2.51m (8'3")**, with up and over style door, power and light connected and personal door to the side. A gate gives side access to the good size attractive South-facing rear garden. This overlooks farmland to the rear and is enclosed by fencing and hedging. It is laid principally to lawn and shingle with borders, seating area, ornamental pond with fountain, outside water tap and external power socket. There are two **TIMBER SHEDS** and a **SUMMERHOUSE**.

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.

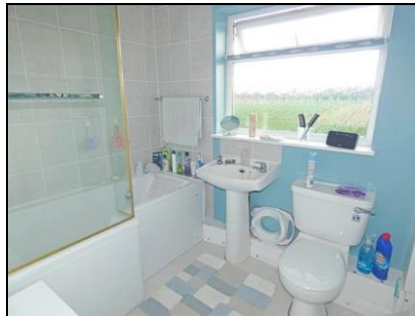
Features of particular note include St Edmundsbury Cathedral with its Millenium Tower, the famous Abbey Gardens with the original ruins and The Georgian Theatre Royal, which has recently been the subject of a restoration programme and The Apex, a live performance venue for concerts, comedy and dance,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

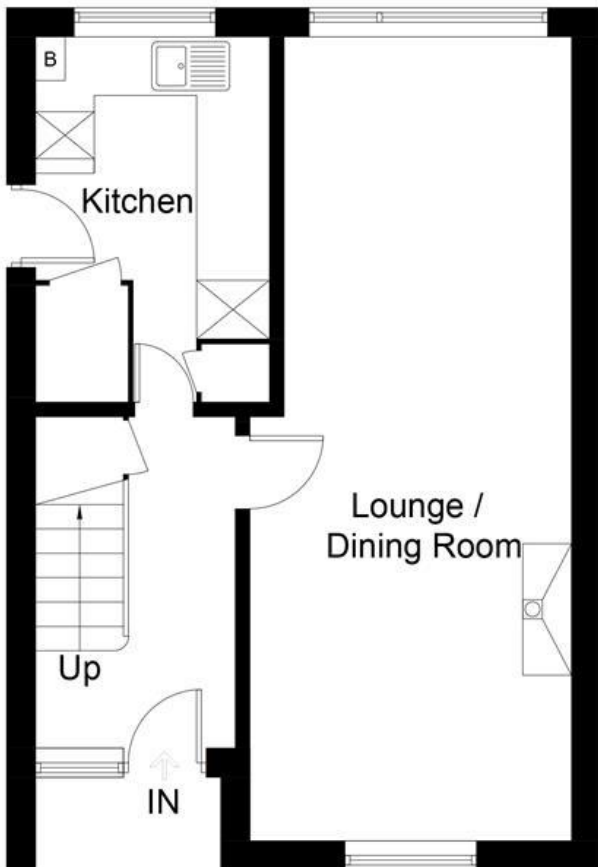
The A14 dual carriageway heading west from Bury St Edmunds provides easy access to Newmarket, Cambridge, the Midlands, Stansted Airport and London, via the M11. Stowmarket and Ipswich, both with direct rail links to London's Liverpool Street, the East Coast and the A12 are all readily accessed by heading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



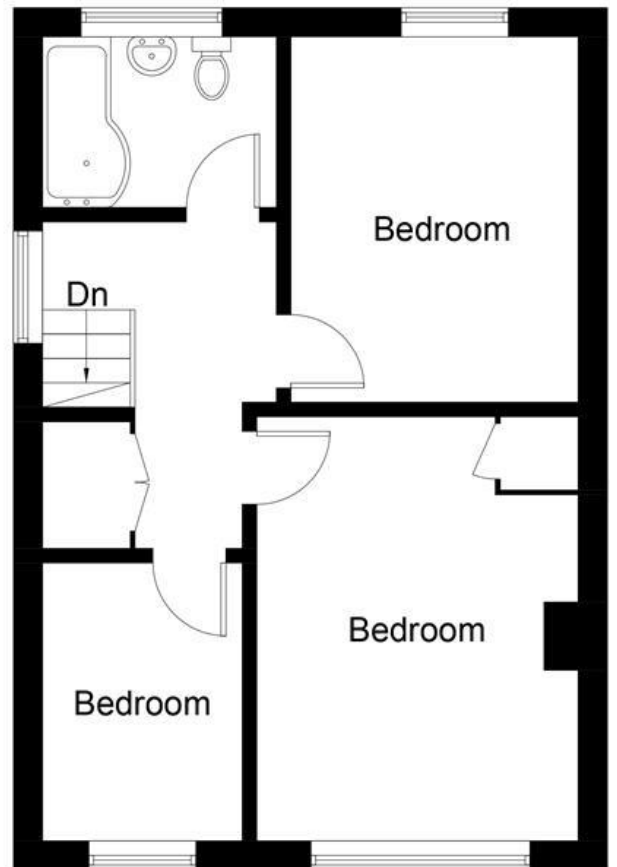


21 Mouse Lane, Rougham, IP30 9JB

Approximate Gross Internal Area = 88.9 sq m / 957 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 check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

Energy Performance Certificate



21, Mouse Lane, Rougham, BURY ST. EDMUNDS, IP30 9JB

Dwelling type: Semi-detached house Reference number: 8602-4048-2629-3596-0513
 Date of assessment: 14 May 2019 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 14 May 2019 Total floor area: 87 m²

Use this document to:

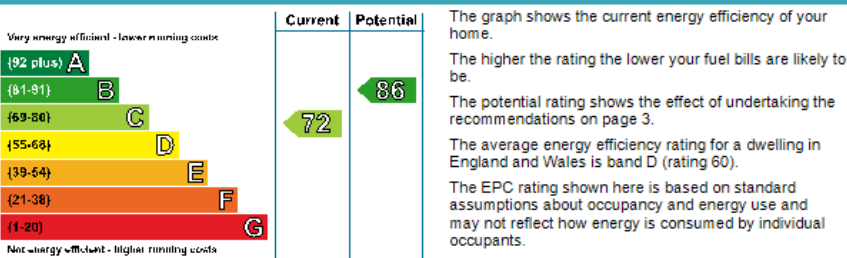
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,986
Over 3 years you could save	£ 315

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 207 over 3 years	£ 207 over 3 years	
Heating	£ 1,533 over 3 years	£ 1,305 over 3 years	
Hot Water	£ 246 over 3 years	£ 159 over 3 years	
Totals	£ 1,986	£ 1,671	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 111
2 Solar water heating	£4,000 - £6,000	£ 87
3 Replacement glazing units	£1,000 - £1,400	£ 117

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

THE PROPERTY MISDESCRIPTIONS ACT 1991

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.

DATA PROTECTION ACT 1998

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