

INDEPENDENT ESTATE AGENTS & MORTGAGE SERVICES

DRAFT DETAILS
19 FRENESI CRESCENT
BURY ST. EDMUNDS
IP32 7PP

A well presented modern end-terraced house on the popular Moreton Hall development, on the E side of Bury St Edmunds. Entrance Hall, Cloakroom, Open-Plan Lounge/Dining Room & Kitchen, Double Bedroom, Bathroom, Landscaped Rear Garden, Allocated Parking, Gas, **IDEAL FTB/INVESTMENT PURCHASE, VIEW ASAP.**



2110A

£185,000

**** NOW NO STAMP DUTY FOR FIRST-TIME BUYERS ****

ENTRANCE HALL, CLOAKROOM, OPEN-PLAN LOUNGE/DINING ROOM & KITCHEN, DOUBLE BEDROOM, BATHROOM, LANDSCAPED REAR GARDEN, ALLOCATED & COMMUNAL VISITOR'S PARKING SPACES, GAS FIRED RADIATOR HEATING, UPVC DOUBLE GLAZING, WELL PRESENTED, POPULAR MORETON HALL, IDEAL FIRST-TIME OR INVESTMENT PURCHASE, EARLY VIEWING ADVISED.

VIEWING: Strictly by appointment with Coakley & Theaker.

BURY ST. EDMUNDS

01284 769691 • 01449 737706

info@coakleyandtheaker.co.uk ♦ www.coakleyandtheaker.co.uk



DIRECTIONS : Leave Bury St Edmunds travelling along Southgate Street and at the roundabout, take the first exit. Continue past the BP garage and proceed over the roundabout. At the next roundabout take the second exit having gone underneath the A14 and at the next roundabout, by Sainsbury's, take the second exit straight over and proceed along. Continue over the mini-roundabout and at the next large roundabout take the third exit onto Skyliner Way. Turn left into Primack Road and take the second right turning into Selway Drive. Turn left into Frenesi Crescent and follow the road round to the right, where the property is located on the right.

ENTRANCE HALL : Approached via panelled front door. Tiled floor, telephone point, radiator.

CLOAKROOM : White suite comprising wc, pedestal wash basin, tiled splashbacks, tiled floor, radiator, UPVC frosted window to front.

OPEN-PLAN KITCHEN/LOUNGE/DINING ROOM : 5.71m (18'9") x 3.73m (12'3")
Split into two distinct areas:

KITCHEN AREA:

Range of base and wall mounted units, work surfaces, tiled splashbacks, inset single drainer stainless steel sink unit with mixer tap, inset gas hob with cooker hood over, built-in electric oven/grill, integrated washing machine, space for fridge or freezer, cupboard housing gas combination boiler, tiled floor, built-in understairs storage cupboard with consumer unit, UPVC window to front.

Open-plan to:

LOUNGE/DINING AREA:

TV point, radiator, UPVC windows and glazed double doors to the rear garden, stairs to:

FIRST FLOOR LANDING : Radiator, UPVC window to front.

BEDROOM : 3.72m (12' 2") x 3.63m (11' 11") Reducing to 2.22m (7' 3"). Built-in double wardrobe, built-in storage cupboard, TV point, telephone point, access to part-boarded loft space with ladder.

BATHROOM : 1.99m (6' 6") x 1.71m (5' 7") White suite comprising panelled bath with shower controls over and glazed screen, wc, pedestal wash basin, tiled splashbacks, vanity storage unit with mirror, chrome vertical radiator/towel rail, extractor fan, UPVC frosted window to front.

OUTSIDE : To the front of the property is a small paved shingle area and block-paved access to the front door. To the left side of the property there is an allocated parking space, plus a communal additional visitor's parking space. To the rear the garden has been landscaped for ease of maintenance, being enclosed by fencing and laid principally to paving with shingle borders. There is a **SHED** and a gate provides pedestrian side access to the parking area.

BURY ST EDMUNDS & AREA : On the Moreton Hall estate you will find a range of local amenities including a Tesco Express, Sainsbury's, cafe, pub, church, schools, and recreation grounds.

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.

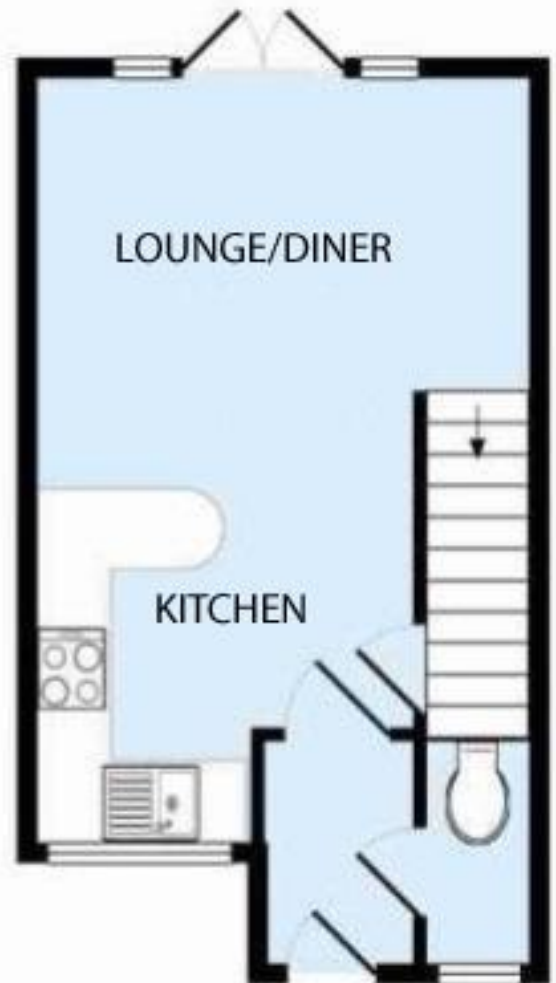
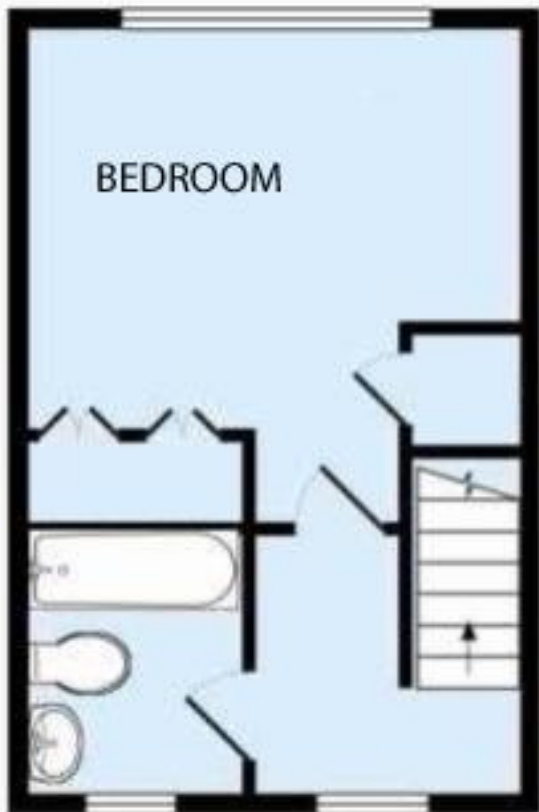
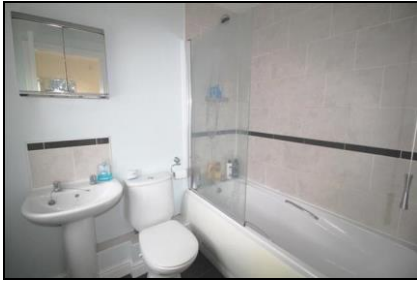
Features of particular note include St Edmundsbury Cathedral with its Millennium Tower, the famous Abbey Gardens with the original ruins and The Georgian Theatre Royal, which has recently been the subject of a restoration programme and The Apex, a live performance venue for concerts, comedy and dance,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

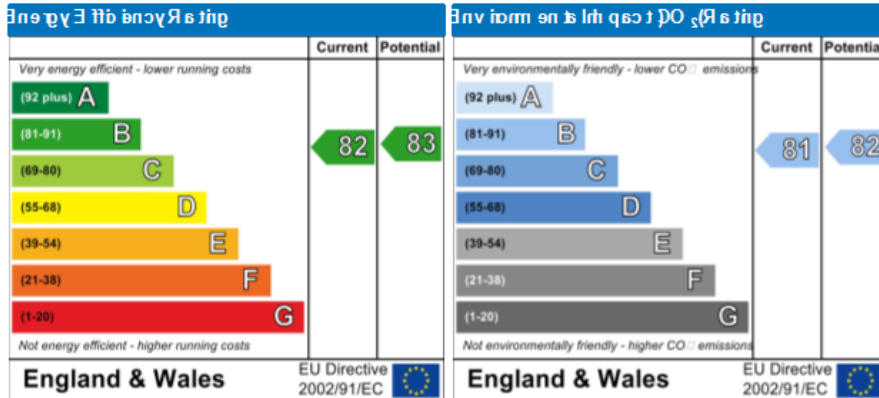




AGENT'S NOTE: Unfortunately, the following EPC page has the main text reversed. This is an error which occurred when the document was originally produced. It does however show the correct graph and ratings.



Very energy efficient - lower running costs
 Very environmentally friendly - lower CO₂ emissions

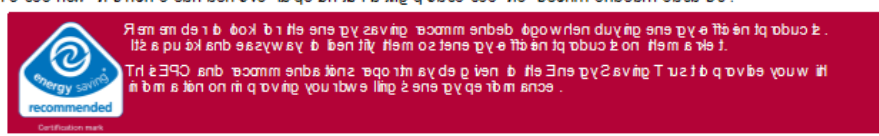


England & Wales EU Directive 2002/91/EC

Very energy efficient - lower running costs

| Property | Current | Potential |
|---|---------|-----------|
| Very energy efficient - lower running costs | 82 | 83 |
| Very environmentally friendly - lower CO ₂ emissions | 81 | 82 |

Very environmentally friendly - lower CO₂ emissions



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

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.