



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.



Property Misdescription Act. i)The seller has agreed that these particulars are correct and an accurate description of their property. However, if there is any point which is particularly important to you, please contact the office and we will be pleased to check the information for you, especially if you are contemplating travelling some distance to view the property ail/These particulars are for guidance purposes only. Most photographs are taken with a wide angle lens. Contents, fixture sand fittings shown in photographs are not included unless specified, with an ot tested any apparatus, equipment, fixtures and fittings or services and cannot verify that they are in working order or fit for the purpose. References to the tenure of the property are based on information supplied by the seller. The Agent has not had sight of the title document. Buyers are advised to obtain verification from their solicitor or surveyor about any of the above points.

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 blockpaved 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 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 multiscreen 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.





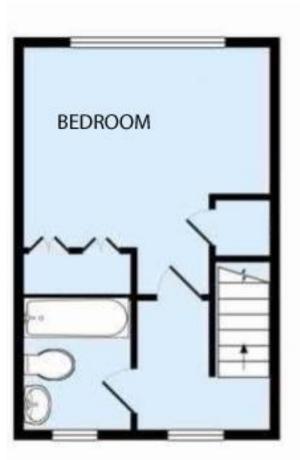


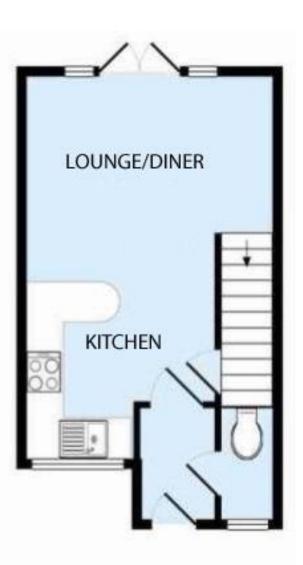












AGENT'S NOTE: Unfortunately, the following EPC page has the main text reversed. This is an error which occurred when the document was originally produced. It does however show the correct graph and ratings.

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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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