

DRAFT DETAILS
23 CLAY ROAD
BURY ST. EDMUNDS
IP32 6RX

Coakley & Theaker (OH) present: An established, spacious mid-terraced house situated on the northern outskirts of Bury St Edmunds. Entrance Hall, Cloakroom, L-Shaped Lounge/Dining Room, Conservatory, Kitchen, 3 Generous Bedrooms, Bathroom, Front & SW Facing Rear Gardens, **IDEAL FAMILY/FTB/INVESTMENT, VIEW ASAP.**



2117

Price Guide £210,000

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

ENTRANCE HALL, CLOAKROOM, L-SHAPED LOUNGE/DINING ROOM, CONSERVATORY, RE-FITTED KITCHEN, 3 GENEROUS BEDROOMS, BATHROOM, FRONT & ENCLOSED SOUTH-WESTERLY FACING REAR GARDENS, GAS FIRED RADIATOR HEATING, UPVC DOUBLE GLAZING, IDEAL FAMILY OR INVESTMENT, 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 Fornham Road and at the traffic lights turn left into Tollgate Lane. Continue along and take the right turning into Lancaster Avenue. Turn left immediately into Northumberland Avenue and proceed along. Continue past the Methodist Church, on the left and turn left into Clay Road. Turn left into the cul-de-sac, where the property is located on the right.

ENTRANCE HALL : Approached via UPVC part glazed front door. Stairs to first floor with understairs storage cupboard, with consumer unit, power point and space for freezer etc, radiator, UPVC window and UPVC part glazed door to Conservatory.

CLOAKROOM : White suite comprising wc, wash basin with storage under, tiled splashbacks, plumbing for water softener, UPVC frosted internal window to rear.

LOUNGE/DINING ROOM : 5.16m (16'11") x 5.05m (16'7") max measurements L-shaped room. The focal point being a stone open fireplace (currently sealed), with stone hearth, TV point, telephone point, radiator, UPVC window to front, glazed panelled double doors to:

CONSERVATORY : 7.67m (25'2") x 2.06m (6'9") Brick plinth, wall light points, UPVC windows to sides and rear, UPVC sliding patio door to rear garden.

KITCHEN : 3.12m (10'3") x 2.67m (8'9") Range of base and wall mounted units, work surfaces, tiled splashbacks, inset single drainer stainless steel sink unit with mixer tap, glazed display cabinets, corner carousels, concealed lighting, gas cooker point, plumbing for washing machine, space for fridge/freezer, tiled floor, radiator, UPVC window to front.

FIRST FLOOR LANDING : Built-in cupboard housing wall mounted gas boiler, built-in airing cupboard housing hot water tank, radiator, UPVC window to rear.

BEDROOM 1 : 5.16m (16'11") x 3.12m (10'3") TV aerial, radiator, UPVC window to front. This room could possibly be sub-divided to make two smaller rooms, if desired.

BEDROOM 2 : 3.23m (10'7") x 3.00m (9'10") Radiator, UPVC window to front.

BEDROOM 3 : 3.23m (10'7") into recess x 2.57m (8'5") L-shaped room. Access to part-boarded loft space, with ladder and light, radiator, UPVC window to front.

BATHROOM : 2.03m (6'8") x 1.85m (6'1") Re-fitted with white suite comprising panelled bath with shower unit over, pedestal wash basin, wc, tiled splashbacks, radiator, UPVC frosted window to rear.

OUTSIDE : To the front the garden is enclosed by fencing, being laid mainly to lawn, with borders, outside water tap, external power socket and path to the front door. To the rear the South-Westerly facing garden is enclosed by fencing and brick wall, being laid principally to lawn with borders, patio area and outside water tap. There is a brick **STORAGE SHED** and a gate provides pedestrian rear access.

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



23, Clay Road, BURY ST. EDMUNDS, IP32 6RX

Dwelling type: Mid-terrace house
Date of assessment: 21 June 2016
Date of certificate: 21 June 2016
Reference number: 8996-7426-2740-9429-1922
Type of assessment: RdSAP, existing dwelling
Total floor area: 91 m²

Use this document to:

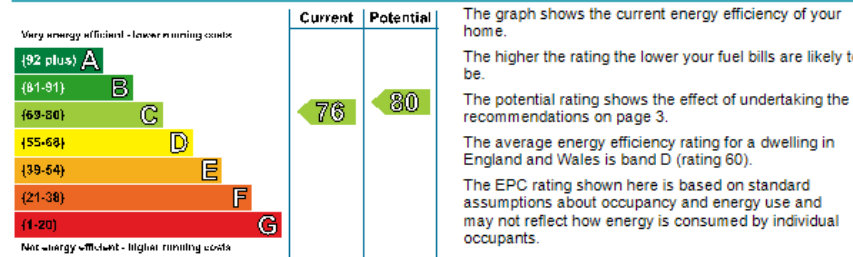
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,015
Over 3 years you could save	£ 336

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 240 over 3 years	£ 240 over 3 years	
Heating	£ 2,235 over 3 years	£ 2,178 over 3 years	
Hot Water	£ 540 over 3 years	£ 261 over 3 years	
Totals	£ 3,015	£ 2,679	

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	£ 117
2 Add additional 80 mm jacket to hot water cylinder	£15 - £30	£ 66
3 Solar water heating	£4,000 - £6,000	£ 156

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. 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

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.