

DRAFT DETAILS
15 BENNETT AVENUE, ELMSWELL
BURY ST. EDMUNDS
IP30 9EZ

Coakley & Theaker (OH) present: An established improved semi-detached house in this popular well-served village, east of Bury St Edmunds. Entrance Hall, L-Shaped Lounge/Dining Room, Re-fitted Kitchen, 3 Bedrooms, Re-fitted Bathroom, Garage, Extensive Driveway & Parking Area, Good Size Enclosed Rear Garden, Gas, **VIEW ASAP.**



2135

Price Guide £235,000

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

ENTRANCE HALL, L-SHAPED LOUNGE/DINING ROOM, RE-FITTED KITCHEN, 3 BEDROOMS, RE-FITTED BATHROOM, GARAGE, EXTENSIVE DRIVEWAY & PARKING AREA, GOOD SIZE PRIVATE ENCLOSED REAR GARDEN, UPVC DOUBLE GLAZING, GAS FIRED RADIATOR HEATING, POPULAR AREA, WELL-SERVED VILLAGE, EARLY VIEWING ADVISED.

VIEWING: Strictly by appointment with Coakley & Theaker.

BURY ST. EDMUNDS

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DIRECTIONS : From Bury St Edmunds, proceed along the A14 towards Stowmarket. After about 8 miles, turn off, signposted to Elmswell and proceed up the hill, passing the church. Continue along Church Road and turn left into Cooks Road. Proceed along and turn right into Bennett Avenue. Continue along towards the end, passing William Armstrong Close, and the property is located on the right.

ENTRANCE HALL : Approached via a gabled outer canopy and UPVC part glazed front door. Tiled floor, stairs to first floor, telephone point, radiator.

L-SHAPED LOUNGE/DINING ROOM : 6.58m (21'7") x 4.37m (14'4") max measurements Arranged as two areas comprising:

LOUNGE AREA : 4.37m (14'4") max x 3.76m (12'4") TV point, understairs storage cupboard housing consumer unit, radiator, UPVC window to front. Opening to:

DINING AREA : 2.82m (9'3") x 2.54m (8'4") Exposed wooden floorboards, radiator, UPVC window to rear.

KITCHEN : 2.67m (8'9") x 2.67m (8'9") Re-fitted with range of modern white high-gloss base and wall mounted units, work surfaces, tiled splashbacks, inset 1 1/2 bowl stainless steel sink unit with 'Swan-neck' style mixer tap with flexi-hose, inset Neff ceramic hob with stainless steel cooker canopy over and built in Neff electric double oven/grill, integrated fridge/freezer, integrated washing machine, tiled floor, concealed lighting, LED downlights, UPVC window to rear, UPVC part glazed door to rear garden.

FIRST FLOOR LANDING : Loft access, built-in airing cupboard housing wall mounted gas combination boiler.

BEDROOM 1 : 3.58m (11'9") x 3.45m (11'4") max TV point, telephone point, radiator, UPVC window to rear.

BEDROOM 2 : 2.87m (9'5") x 2.67m (8'9") + door recess Radiator, UPVC window to front.

BEDROOM 3 : 2.59m (8'6") x 2.01m (6'7") inc stair bulkhead L-shaped room. Radiator, UPVC window to front.

BATHROOM : 2.29m (7'6") max x 1.65m (5'5") Re-fitted with white suite comprising panelled bath with shower controls over, vanity wash basin with mixer tap, wc, tiled splashbacks, LED downlights, chrome vertical radiator/towel rail, extractor fan, UPVC frosted window to rear.

OUTSIDE : This property is set back from the road and the front is partly enclosed by picket fencing, having been laid to a large block paved driveway and turning area, providing vehicular standing for at least five cars. This leads down the side of the property, where there is an external power socket, to a **GARAGE: 5.26m (17'3") x 2.39m (7'10")**, with up and over style door, power and light connected and consumer unit. A gate provides side access to the good size rear garden. This is enclosed by fencing, affording a good level of privacy, being laid principally to lawn with borders, good size paved patio area, outside water tap, external power socket and timber **SHED.**

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.

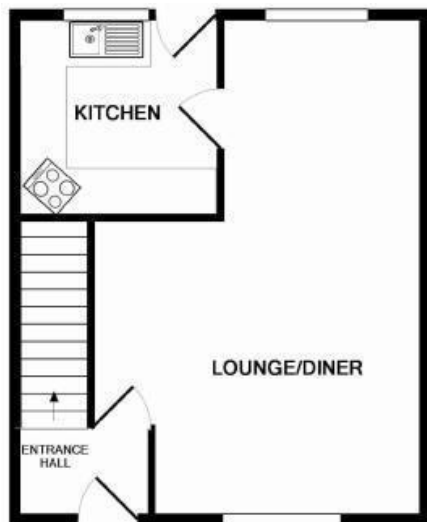
Features of particular note include St Edmundsbury Cathedral with its Millenium Tower, the famous Abbey Gardens with the original ruins and The Georgian Theatre Royal, which has recently been the subject of a restoration programme and The Apex, a live performance venue for concerts, comedy and dance,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

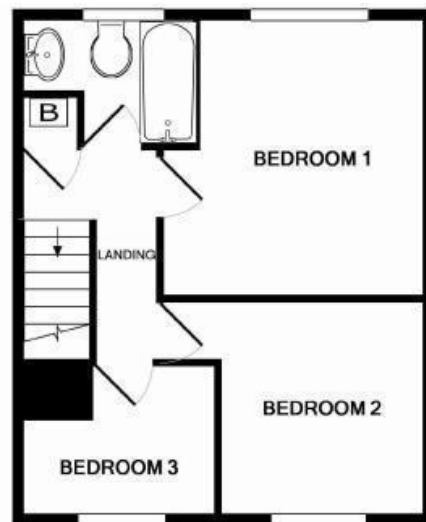
The town benefits from extremely good shopping facilities with a twice weekly market and a wide range of independent traders, national chains, five supermarkets and the arc shopping centre, opened in 2009. In addition, there are many pubs and restaurants which cater for a variety of tastes.

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.





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

NOTE: Since the floorplan was produced, the vendors have altered the configuration of the bathroom, by swapping the positions of the wash basin and wc.

Energy Performance Certificate



15, Bennett Avenue
Elmswell
BURY ST. EDMUNDS
IP30 9EZ

Dwelling type:
Date of assessment:
Date of certificate:
Reference number:
Type of assessment:
Total floor area:

Semi-detached house
25 November 2011
25 November 2011
9391-2835-6297-9629-5401
RdSAP, existing dwelling
71 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	69
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environment Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C	70	71
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	194 kWh/m ² per year	188 kWh/m ² per year
Carbon dioxide emissions	2.6 tonnes per year	2.5 tonnes per year
Lighting	£68 per year	£42 per year
Heating	£478 per year	£482 per year
Hot water	£83 per year	£83 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practise. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.



Remember to look for the Energy Saving Trust Recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

Consumer Protection from Unfair Trading Regulations 2008 (CPRs) 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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