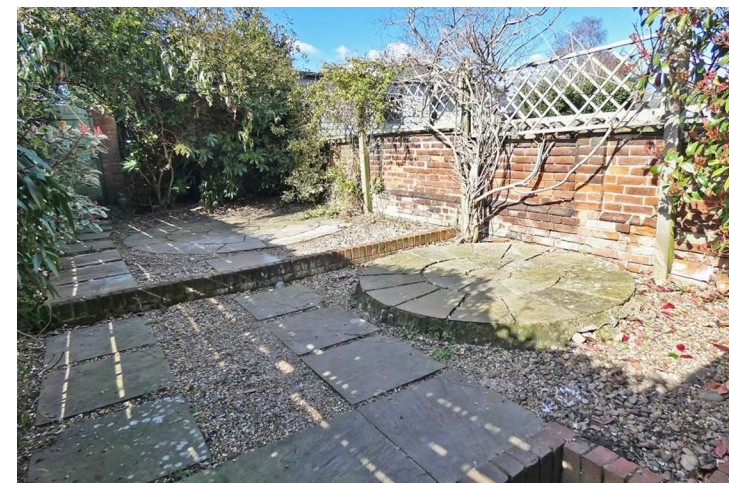




Springfield Road, Bury St. Edmunds, IP33 3AR

Price Guide £370,000



## DRAFT DETAILS

Springfield Road, Bury St. Edmunds, IP33 3AR

Price Guide £370,000

We are pleased to present: A much improved mid-terraced Victorian house, in a sought-after area, on the western side of the town centre. Hall, Sitting Room - Fireplace, Dining Room - Fireplace, Inner Hall, Kitchen/Breakfast Room, Shower Room/Utility, Converted Cellar/Bedroom 3/Playroom/Study, 2 Double Bedrooms, Gardens, Parking Space, Many Character Features, NO CHAIN, VIEW ASAP.

## DESCRIPTION

This attractive property, which is believed to date from the Victorian era, presents with brick elevations, and a tiled roof. It is well presented, having been improved over the years, with works including an extension and replacement windows. The Cellar has previously been converted into a Bedroom/Playroom/Study, and there is both a Shower Room on the ground floor, and a Bathroom on the first floor. This chain-free, spacious home has the advantage of an off-road parking space to the rear, retains many character features, including fireplaces, picture rails, high ceilings and stripped pine doors, and together with its location, on the sought-after western side of the town centre, and within easy access of amenities and the station, means early viewing is strongly advised.



## DIRECTIONS

From the town centre, proceed along Out Risbygate, and turn right into Springfield Road. The property is located after a short distance on the left.

## HALL

Approached via a gate, two-tone tiled pathway, and part glazed panelled front door. Stairs to first floor, radiator.

## SITTING ROOM 14'10" MAX INTO BAY X 10'4" (4.52M MAX INTO BAY X 3.15M)

The focal point being a fireplace with surround, decorative tiled slips and tiled hearth, picture rails, telephone point, radiator, UPVC sash-style bay window to front. Arch to:

## DINING ROOM 11'4" X 10'0" + RECESS (3.45M X 3.05M + RECESS)

The focal point being a fireplace with decorative tiled slips, picture rails, built-in shelved storage cupboards, recessed shelving, telephone point, radiator, UPVC sash-style window to rear.

## INNER HALL

Wood effect vinyl floor, LED downlights, door and steps down to converted Cellar, UPVC window to side, UPVC part glazed door to side.

## KITCHEN/BREAKFAST ROOM 12'2" X 10'9" (3.71M X 3.28M)

Range of duck-egg grey base and wall mounted units, wooden work surfaces, tiled splashbacks, inset single drainer stainless steel sink unit with mixer tap, inset gas hob with stainless steel splashguard and stainless steel cooker canopy over, built-in electric oven/grill, integrated dishwasher, space for fridge/freezer, wood effect vinyl floor, wall mounted gas combination

boiler, downlights LED???, radiator, UPVC window to rear, UPVC glazed double doors to rear garden.

## SHOWER ROOM/UTILITY 7'4" X 5'0" (2.24M X 1.52M)

White suite comprising tiled shower enclosure with shower controls, wc, wall-mounted wash basin with mixer tap, tiled splashbacks, tiled floor, plumbing for washing machine, chrome vertical radiator/towel rail, extractor fan.

## CONVERTED

## CELLAR/BEDROOM3/PLAYROOM/STUDY 13'5" MAX X 11'1" (4.09M MAX X 3.38M)

Generous room offering flexible usage, but currently utilised as a bedroom. Meter cupboard, downlights, radiator, sealed unit window to front.

## FIRST FLOOR LANDING

Access to loft space with ladder and light, built in shelved airing cupboard, radiator.

## BEDROOM 1 13'8" X 12'1" (4.17M X 3.68M)

Fireplace with surround, telephone point, two radiators, two UPVC sash-style windows to front.

## BEDROOM 2 11'4" X 8'4" (3.45M X 2.54M)

Fireplace with surround, radiator, UPVC sash-style window to rear.

## BATHROOM 10'5" X 8'0" (3.18M X 2.44M)

White suite comprising panelled bath, tiled double shower enclosure with shower controls, wc, vanity wash basin with mixer tap, tiled splashbacks, wood effect vinyl floor, radiator/towel rail, UPVC frosted window to rear.





## OUTSIDE

The property is set back from the road, with the front garden approached via a gate, and being enclosed by a brick wall and hedging. It is laid out mainly to shingle with a rope curb edged two-tone tiled pathway to the front door. To the rear the attractive garden is enclosed by a brick wall and fencing, being laid principally to shingle with circular paved seating areas, a TIMBER SHED and an outside water tap. A gate provides pedestrian rear access to a PARKING SPACE, accessed via nearby Durbar Terrace. There is also parking available, via a permit, in Springfield Road.

**AGENT'S NOTE:** The vendor has informed us that mains gas, water, electricity and drainage are connected. The council tax band is understood to be Band D.

## 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.

## TRANSPORT LINKS

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.

## OFCOM BROADBAND AND MOBILE

<https://checker.ofcom.org.uk/>





## 23 Springfield Road, Bury St. Edmunds. IP33 3AR

Approximate Gross Internal Area = 108.6 sq m / 1169 sq ft



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

### Energy Efficiency Rating

|                                             | Current                    | Potential                                                                         |
|---------------------------------------------|----------------------------|-----------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |                            |                                                                                   |
| (92 plus) <b>A</b>                          |                            |                                                                                   |
| (81-91) <b>B</b>                            |                            |                                                                                   |
| (69-80) <b>C</b>                            |                            | 77                                                                                |
| (55-68) <b>D</b>                            |                            |                                                                                   |
| (39-54) <b>E</b>                            | 51                         |                                                                                   |
| (21-38) <b>F</b>                            |                            |                                                                                   |
| (1-20) <b>G</b>                             |                            |                                                                                   |
| Not energy efficient - higher running costs |                            |                                                                                   |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |  |



**Bury St Edmunds**  
**Suffolk IP30 9UH**

**Bury St Edmunds Area: 01284 769 691**

**Elmswell Area: 01359 256 821**

**Mid Suffolk Area: 01449 737 706**

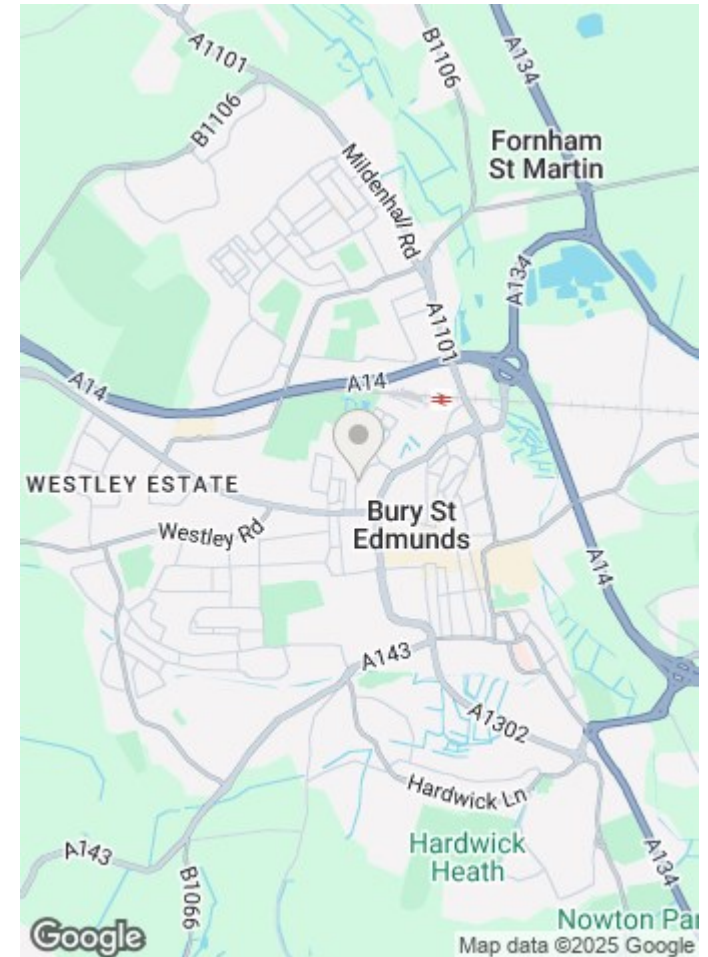
**Mobile: 07803 138 123**

**Email: [info@coakleyandtheaker.co.uk](mailto:info@coakleyandtheaker.co.uk)**

**[www.coakleyandtheaker.co.uk](http://www.coakleyandtheaker.co.uk)**

## PROPERTY SUMMARY

- HALL, SITTING ROOM WITH FIREPLACE
- DINING ROOM WITH FIREPLACE
- INNER HALL
- KITCHEN/BREAKFAST ROOM
- CONVERTED CELLAR/BEDROOM 3/PLAYROOM/STUDY
- SHOWER ROOM/UTILITY
- 2 DOUBLE BEDROOMS WITH FIREPLACES
- BATHROOM
- FRONT & REAR GARDENS, OFF-ROAD PARKING SPACE, PERMIT PARKING IN ROAD, UPVC DOUBLE GLAZING, GAS FIRED RADIATOR HEATING, MANY CHARACTER FEATURES INCLUDING FIREPLACES, PICTURE RAILS, HIGH CEILINGS & STRIPPED PINE DOORS
- SOUGHT-AFTER WESTERN TOWN CENTRE LOCATION, NO CHAIN, EARLY VIEWING ADVISED



## VIEWING:

**Strictly by appointment with Coakley & Theaker**

**ZOOPLA** **rightmove** **PrimeLocation.com**



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.

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. ii) These particulars are for guidance purposes only. Most photographs are taken with a wide-angle lens. Contents, fixtures and fittings shown in photographs are not included unless specified. iii) The Agent has not 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.

General Data Protection Regulations (GDPR) 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.