



Starre Road, Bury St. Edmunds, IP33 3XA

Price Guide £385,000



## DRAFT DETAILS

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We are pleased to present: A spacious, established detached house in a popular area on the West side of town, requiring updating and refurbishment. Porch, Hall, Lounge, Dining Room, Kitchen, 3 Generous Bedrooms, Bathroom, Separate Wc, Front & Private Rear Garden, Garage, Generous Parking, NO CHAIN, VIEW ASAP.

## DESCRIPTION

This established property presents with brick elevations, and a tiled roof. It has benefitted from some improvements over the years, with works including replacing the gas boiler and fitting UPVC double glazing and PVC roofline. Otherwise, the property requires updating and refurbishment, and is presented to the market at a price to allow potential purchasers the opportunity to personalise their own home. Instead of paying top money, and buying a home which has been finished to someone else's specification, which may not necessarily appeal to everyone, the purchaser of this home can finish it to their own tastes. This presents an excellent opportunity for someone wishing to 'put their own stamp' on a property, with potential to extend or re-model the existing accommodation (stp). Being located on the sought-after western side of town, featuring a particularly private rear garden, together with generous parking, and no chain, early viewing is strongly advised.



## DIRECTIONS

Proceed out of Bury St Edmunds along Out Risbygate and continue past West Suffolk College. At the mini roundabout, turn left into Westley Road, and proceed towards the end. Turn left into Flemying Road, and immediately right into Starre Road, where the property is located after a short distance, on the right.

## ENTRANCE PORCH

Approached via UPVC glazed double doors. Tiled floor, UPVC windows to front and sides, door and glazed side panel to:

## HALL

Stairs to first floor, radiator.

## LOUNGE 17'5" X 12'7" (5.31M X 3.84M)

The focal point being a fireplace with tiled hearth and gas fire, TV point, telephone point, radiator, UPVC window to front. Opening into:

## DINING ROOM 11'7" X 9'8" (3.53M X 2.95M)

Radiator, UPVC windows to rear, UPVC part glazed double doors to rear garden.

## KITCHEN 12'0" X 10'9" RED TO 7'10" (3.66M X 3.28M RED TO 2.39M)

Range of base and wall mounted units, work surfaces, tiled splashbacks, inset 1 1/2 bowl sink unit with mixer tap, inset gas hob with cooker hood over, built-in electric oven/grill (not working), glazed display cabinets, concealed lighting, plumbing for washing machine, space for fridge/freezer, radiator, UPVC window to rear, UPVC part glazed door to side

## FIRST FLOOR LANDING

Loft access, built-in cupboard housing replacement wall mounted Worcester gas

combination boiler, radiator, UPVC window to side.

## BEDROOM 1 14'3" X 12'8" (4.34M X 3.86M)

Built-in wardrobe, radiator, two UPVC windows to front.

## BEDROOM 2 14'5" X 10'11" MAX RED TO 8'7" (4.39M X 3.33M MAX RED TO 2.62M)

Radiator, UPVC window to rear.

## BEDROOM 3 9'5" X 7'8" (2.87M X 2.34M)

Radiator, UPVC window to front.

## BATHROOM 6'0" X 5'4" (1.83M X 1.63M)

Suite comprising enamel bath with mixer shower attachment, pedestal wash basin, tiled splashbacks, extractor fan, radiator, UPVC frosted window to rear.

## SEPARATE WC

Wc, UPVC frosted window to rear.

## OUTSIDE

To the front the garden is enclosed by hedging and a brick dwarf retaining wall, being laid mainly to lawn with borders. A block paved driveway provides vehicular standing for two cars, with the lawn, offering scope for more parking, if desired. This leads to a GARAGE: 16'0" x 8'3" + recess (4.88m x 2.51m) + recess, with remote control electric roller door, power and light connected, fuse box, water tap and personal door to the side. A gate provides side access to the rear garden. This affords a high level of privacy, being enclosed by fencing and hedging, and laid principally to lawn with borders, paved patio area, pathway, slate chipping border and TIMBER SHED. To the rear of the garage, there are two built-in STORAGE





**SHEDS**, which could potentially be converted into a **UTILITY/CLOAKROOM/SHOWER ROOM** (stp).

**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 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.

### **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/>



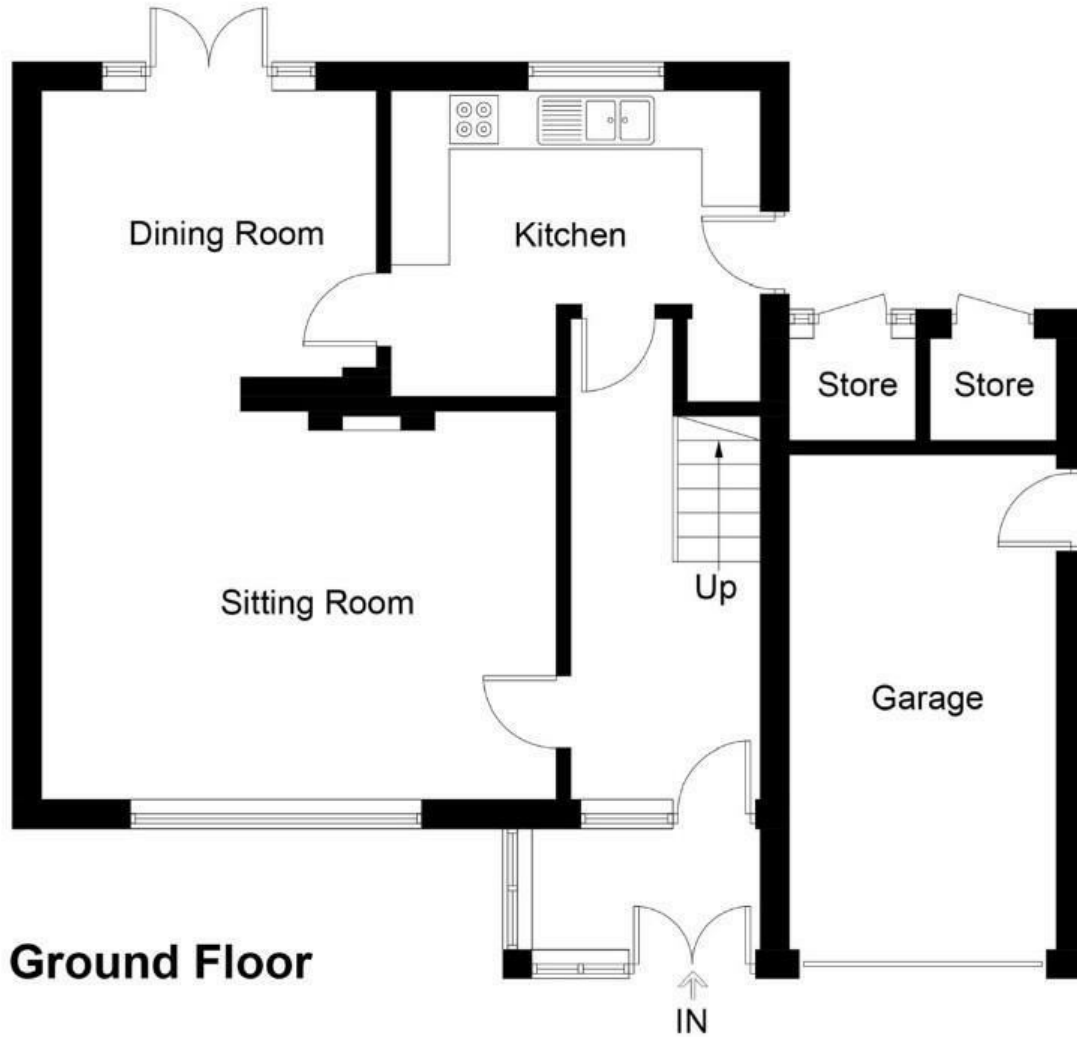


# 16 Starre Road, Bury St. Edmunds. IP33 3XA

Approximate Gross Internal Area = 112.2 sq m / 1208 sq ft

Garage / Stores = 17.7 sq m / 190 sq ft

Total = 129.9 sq m / 1398 sq ft



**Ground Floor**




**First Floor**

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>		<b>83</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 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**

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## PROPERTY SUMMARY

- ENTRANCE PORCH, HALL
- LOUNGE
- DINING ROOM
- KITCHEN
- 3 GENEROUS BEDROOMS
- BATHROOM
- SEPARATE WC
- GARAGE, GENEROUS PARKING, FRONT & REAR GARDEN AFFORDING HIGH DEGREE OF PRIVACY
- GAS FIRED RADIATOR HEATING, UPVC DOUBLE GLAZING & ROOFLINE
- POPULAR AREA ON WEST SIDE OF TOWN, REQUIRES UPDATING & REFURBISHMENT, POTENTIAL TO RE-MODEL/EXTEND (STP), NO CHAIN, EARLY VIEWING ADVISED



## VIEWING:

**Strictly by appointment with Coakley & Theaker**

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



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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.