

15 Oakes Road, Bury St. Edmunds, Suffolk, IP32 6PX  
Price Guide £240,000  
Council Tax Band: B



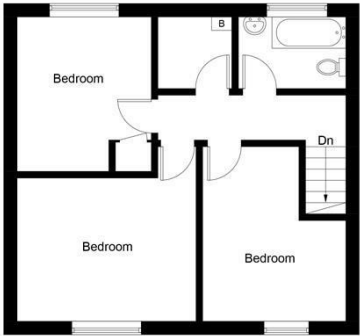
We are pleased to present: A spacious, established end-terraced house, on the northern side of Bury St Edmunds. Porch, Hall, Lounge, Inner Hall/Utility, Cloakroom, Dining Room, Kitchen, 3 Double Bedrooms, Storeroom/Study Area, Bathroom, Front & SOUTH-EAST Facing Rear Gardens, IDEAL FIRST-TIME OR INVESTMENT PURCHASE, NO CHAIN, VIEW ASAP.



2 Blackbourne Road, Elmswell, Bury St Edmunds, IP30 9UH  
01284 769691  
info@coakleyandtheaker.co.uk  
https://www.coakleyandtheaker.co.uk/

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Approximate Gross Internal Area = 103.1 sq m / 1110 sq ft



First Floor



Ground 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 Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         | 86                      |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   | 68      |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |