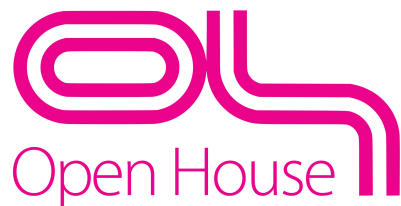




Whitby Road, Bury St. Edmunds, IP33 2EU

Price Guide £210,000



## DRAFT DETAILS

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We are pleased to present: An established semi-detached bungalow requiring some further updating, on the popular Horringer Court development, on the South-West side of Bury St. Edmunds. Entrance Hall, Lounge/Dining Room, Kitchen, Inner Hall, 2 Double Bedrooms, Bathroom, Garage & Car-Port, SW-FACING Garden, IDEAL RETIREMENT OR INVESTMENT, NO CHAIN, VIEW ASAP.

## DESCRIPTION

This established property presents with brick elevations and a tiled roof. It features a generous Lounge/Dining Room, Kitchen, two double Bedrooms, Bathroom and a SOUTH-WEST FACING garden, with the added benefit of a GARAGE and CAR-PORT. The property does require some further updating, but some improvements have been made including the replacement of the gas boiler in 2025, and pressurised water tank system in 2024, together with a panel on the rear roof-slope providing solar heated water. Being located on Horringer Court, at the south-western side of Bury St Edmunds, and convenient for a small row of shops, schooling and the town, with a local bus service, this home with NO ONWARD CHAIN would suit first-time buyers, an investment or retirement purchaser, and therefore, we recommend viewing at the earliest opportunity.



## DIRECTIONS

Proceed out of Bury St Edmunds along Horringer Road and take the last turning right into Glastonbury Road. Continue along and take the third turning, on the right into Sherborne Road. Turn left into Whitby Road, and proceed to the far end, where the property is located in the right-hand corner.

The rear of the property is approached from Whitby Road, whereas the front is accessed via a pedestrian walkway, overlooking a green.

## ENTRANCE HALL

Approached via a UPVC part glazed front door and glazed side panels. Built-in storage cupboard housing consumer unit, radiator.

## LOUNGE/DINING ROOM 15'10" X 11'10" (4.83M X 3.61M)

Fireplace with surround, radiator, UPVC window to front.

## KITCHEN 8'10" X 8'8" (2.69M X 2.64M)

Range of base and wall mounted units, work surfaces, tiled splashbacks, inset single drainer sink unit with mixer tap, gas cooker point with cooker hood over, space for fridge/freezer, plumbing for washing machine, extractor fan, radiator, UPVC window to side, UPVC part glazed door to side.

## INNER HALL

Built in airing cupboard housing replacement pressurised water tank system (2024), with solar heated water controls, access to loft space with replacement gas boiler (2025).

## BEDROOM 1 10'5" X 9'11" + DOOR RECESS (3.18M X 3.02M + DOOR RECESS)

Fitted triple wardrobes, radiator, UPVC window to rear.

## BEDROOM 2 13'8" X 8'10" MAX (4.17M X 2.69M MAX)

Range of fitted wardrobes, overhead cupboards and bedside units, radiator, UPVC window to rear.

## BATHROOM 6'9" X 5'9" (2.06M X 1.75M)

White suite comprising panelled bath with shower controls over, pedestal wash basin with mixer tap, wc, tiled splashbacks, extractor fan, vertical radiator/towel rail, UPVC frosted window to side.

## OUTSIDE

To the front the property is accessed via a pedestrian walkway, and overlooks an area of green. The front garden is open plan, being laid mainly to lawn and borders, with a pathway to the front door. A gate provides pedestrian side access to the rear garden, and a path leads down the side, where there is an outside water tap. The rear garden is SOUTH-WEST FACING and enclosed by fencing and brick wall, being laid principally to lawn with borders, and a gate providing pedestrian rear access. To the rear of the property there is a GARAGE 16'11" x 8'4" (5.16m x 2.54m), with up and over style door, power and light connected and consumer unit. Next to this, double gates open into the rear garden, where there is a CAR-PORT and hardstanding.

## AGENT'S NOTES

The vendors have informed us that mains gas,





water, electricity and drainage are connected. Solar Panel for water heating, The council tax band is understood to be Band B.

### **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/>







## 19 Whitby Road, Bury St. Edmunds. IP33 2EU

Approximate Gross Internal Area = 59.7 sq m / 643 sq ft



This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale, unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and 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>                            | 67                         |                                                                                   |
| (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<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**

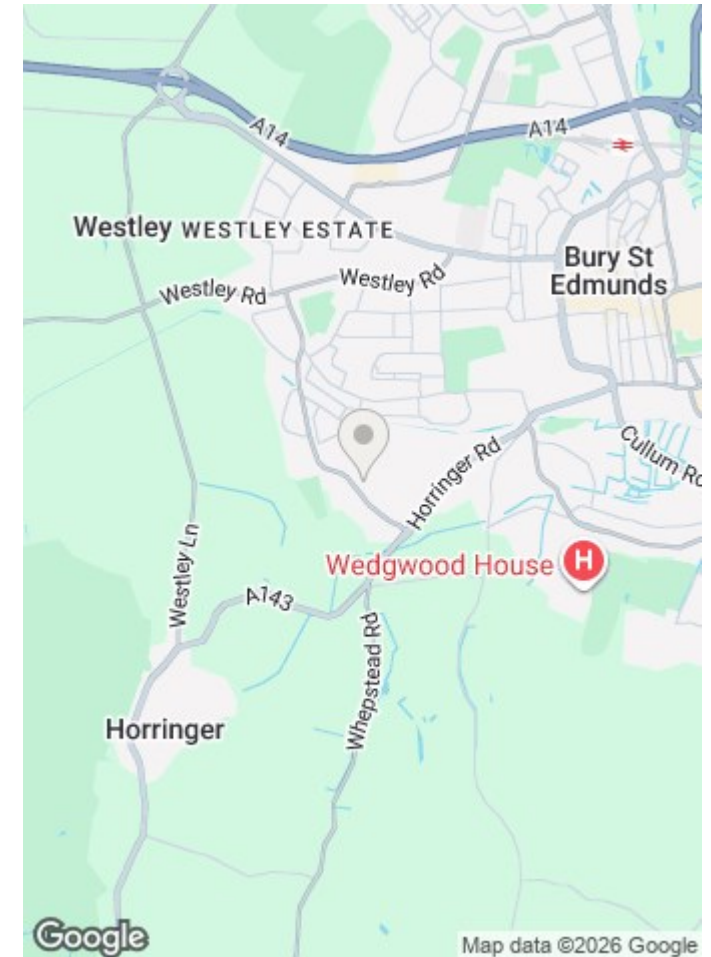
**Mobile: 07803 138 123**

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

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

## PROPERTY SUMMARY

- ENTRANCE HALL
- LOUNGE/DINING ROOM
- KITCHEN
- 2 DOUBLE BEDROOMS
- BATHROOM
- GARAGE & CAR-PORT
- FRONT & SW-FACING REAR GARDENS
- GAS FIRED RADIATOR HEATING, SOLAR HEATED WATER, UPVC DOUBLE GLAZING
- POPULAR HORRINGER COURT, REQUIRES SOME FURTHER MODERNISATION
- IDEAL FTB/RETIREMENT/INVESTMENT, 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.