



Winthrop Road, BURY ST. EDMUNDS, IP33 3UH

Price Guide £275,000



## DRAFT DETAILS

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Price Guide £275,000

We are pleased to present: An established semi-detached house in a popular area on the West side of town, convenient for the centre. Hall, Lounge, Dining Room, Kitchen, 3 Bedrooms - 1 En-Suite, Bathroom, Front & South-Facing Rear Garden, Generous Parking, Garage (Currently Partly Converted Into Playroom/Office/Studio & Utility Room - Easily Reinstated), NO CHAIN, VIEW ASAP.

## DESCRIPTION

This established property presents with brick elevations and a tiled roof. It has benefitted from improvements in recent years, with works including the provision of an En-Suite shower to the main bedroom, converting the Garage into a Playroom/Office/Studio and Utility Room, although this can be easily reinstated to its former use, and a new gas combination boiler. This property featuring a SOUTH-FACING rear garden, is conveniently located for nearby amenities, and the hospital, and is on a regular bus route, and would suit first-time buyers, a young family, or investment purchaser.



## DIRECTIONS

Proceed out of Bury St Edmunds along Out Westgate and at the traffic lights turn right into Petticoat Lane. Follow up the hill and continue round into Hospital Road. Continue along and at the right hand bend, take the left turning into Abbot Road. Turn left into Winthrop Road and continue round the right hand bend, where the property is located after a short distance on the left.

## HALL

Approached via an outer canopy with UPVC part glazed entrance door and part glazed side panel. Wood laminate floor, stairs to first floor, radiator.

## LOUNGE 15'11" X 9'11" (4.85M X 3.02M)

Fireplace surround with inset fire (this was originally a gas fire with back boiler, but has been de-commissioned, and is now purely an electric fire for lighting aesthetics only, with no heating function - we understand it may be able to be re-commissioned as a gas fire, if desired), TV point, telephone point, wall light points, radiator, UPVC window to front.

## DINING ROOM 13'5" X 8'7" (4.09M X 2.62M)

Wood laminate floor, built-in understairs storage cupboard with consumer unit, radiator, UPVC sliding patio door to rear garden.

## KITCHEN 9'10" X 6'10" (3.00M X 2.08M)

Range of base and wall mounted units, work surfaces, tiled splashbacks, inset 1 1/2 bowl stainless steel sink unit with 'Swan-neck' style mixer tap, electric cooker point with stainless steel cooker canopy over, concealed lighting, space for fridge/freezer, plumbing for washing machine, radiator, UPVC window to rear, UPVC part glazed door to rear garden.

## FIRST FLOOR LANDING

Loft access, radiator.

## BEDROOM 1 12'8" MAX X 9'11" (3.86M MAX X 3.02M)

Built-in double airing cupboard housing wall mounted gas combination boiler, radiator, UPVC window to front.

## EN-SUITE

White suite comprising tiled shower cubicle with shower unit, wc, pedestal wash basin, fully tiled walls, tiled floor, downlights, extractor fan.

## BEDROOM 2 9'2" + DOOR RECESS X 8'10" (2.79M + DOOR RECESS X 2.69M)

Radiator, UPVC window to rear.

## BEDROOM 3 10'0" X 6'10" (3.05M X 2.08M)

Radiator, UPVC window to rear.

## BATHROOM 6'10" X 5'6" (2.08M X 1.68M)

White suite comprising panelled bath with mixer shower attachment and shower controls over, with both fixed and flexi-heads, wc, pedestal wash basin with mixer tap, fully tiled walls, shaver point, chrome vertical radiator/towel rail, UPVC frosted window to side.

## OUTSIDE

To the front the garden is partly enclosed by a dwarf retaining wall, being laid partly to slate chipping beds with circular shingle bed and block paving. A driveway provides vehicular standing for up to three cars and leads through double gates to a CONVERTED GARAGE. The front portion of the Garage now comprises a PLAYROOM/OFFICE/STUDIO 4.01 m x 2.87m (13'2" x 9'5") with power and light connected,





downlights, UPVC window to side and up and over style door to the front, although this is currently not used. The rear section of the Garage has been converted into a UTILITY ROOM 3.00m x 2.01m (9'10" x 6'7") with base and wall mounted units, work surface, inset 1 1/2 bowl stainless steel sink unit with tap, plumbing for washing machine, space for tumble dryer, consumer unit, UPVC window to rear and door to side. The good size SOUTH-FACING rear garden is enclosed by fencing, being laid principally to lawn with borders, paved patio area, outside water tap, further paved seating area and a timber SHED.



**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 C.

#### **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**

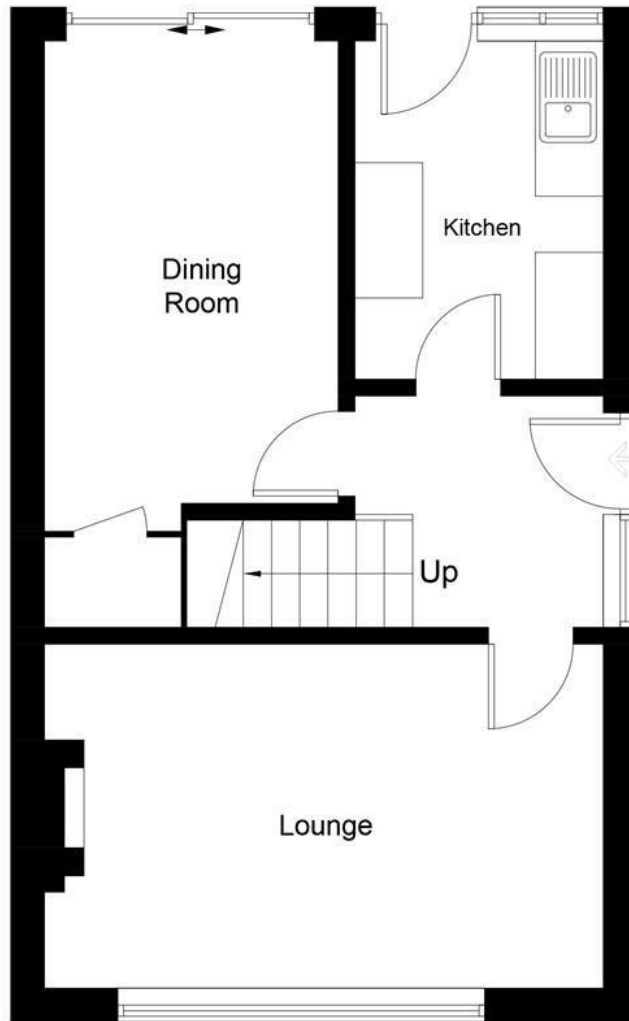
<https://checker.ofcom.org.uk/>



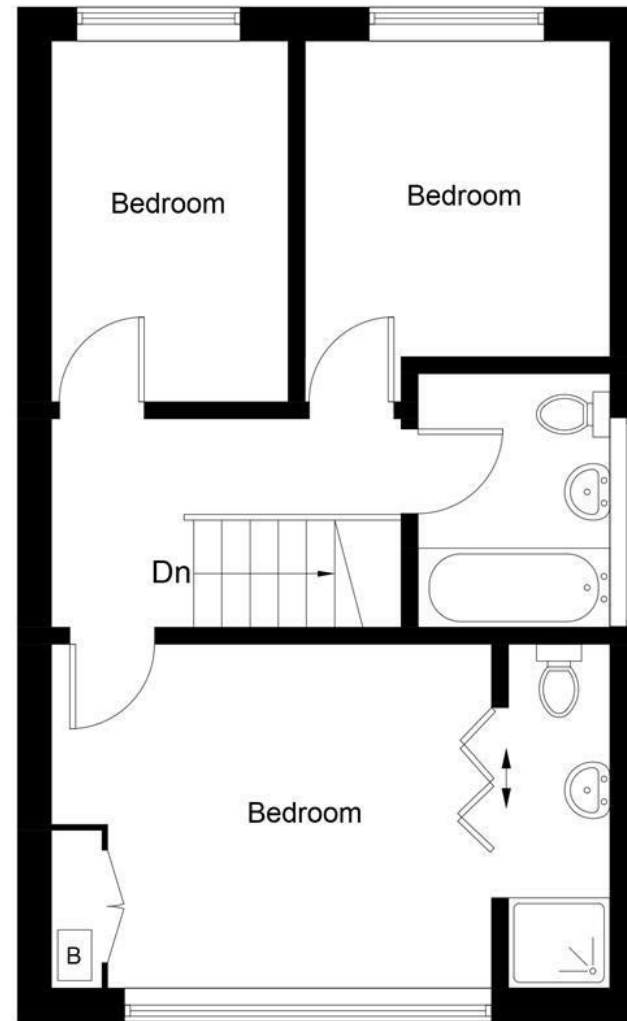


# 25 Winthrop Road, Bury St. Edmunds. IP33 3UH

Approximate Gross Internal Area = 83.8 sq m / 902 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>84</b>
(69-80) <b>C</b>	<b>70</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**

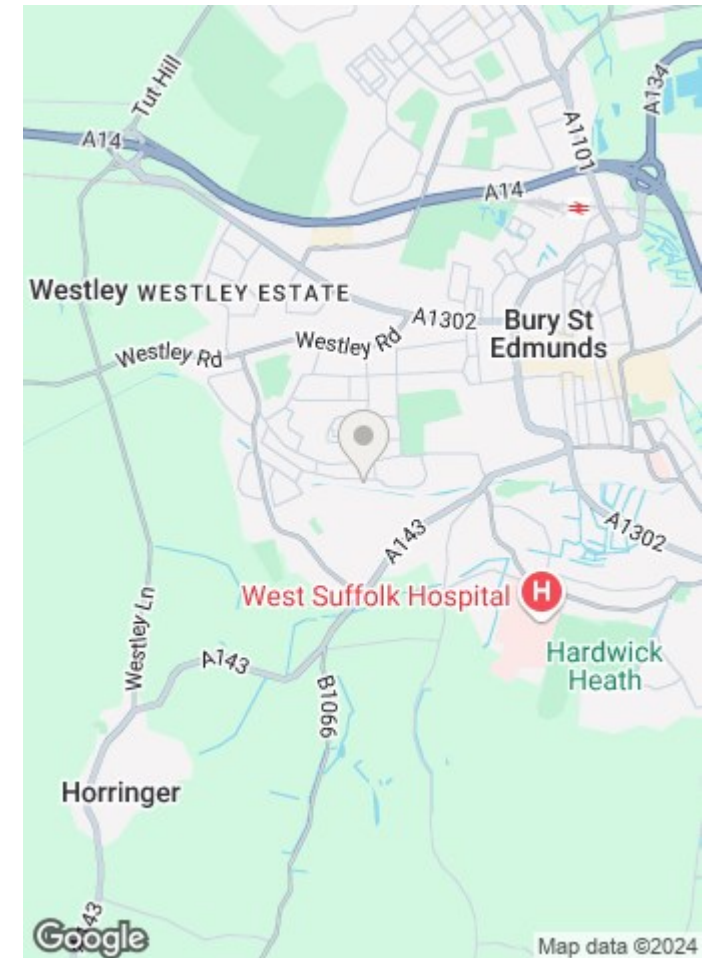
**Mobile: 07803 138 123**

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## PROPERTY SUMMARY

- HALL
- LOUNGE
- DINING ROOM
- KITCHEN
- 3 BEDROOMS - 1 EN-SUITE
- BATHROOM
- FRONT & GOOD SIZE SOUTH-FACING REAR GARDEN
- GENEROUS PARKING, GARAGE (CURRENTLY PARTLY CONVERTED INTO PLAYROOM/OFFICE/STUDIO & UTILITY ROOM - EASILY REINSTATED)
- GAS FIRED RADIATOR HEATING, UPVC DOUBLE GLAZING & ROOFLINE
- POPULAR AREA ON WEST SIDE OF TOWN, 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.