

Northumberland Avenue, BURY ST. EDMUNDS, IP32 6ND

Price Guide £250,000



## DRAFT DETAILS

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We are pleased to present: A much improved, spacious end-terraced house on NW side of town. Entrance Hall, Lounge, Re-fitted Kitchen/Breakfast Room, Dining Room/Conservatory, 2 Double Bedrooms, Re-fitted Bathroom, Converted Outbuilding - Utility/Wc & Study Area, Front & Generous SW-Facing Rear Gardens, FTB/FAMILY/INVESTMENT, VIEW ASAP.

## DESCRIPTION

This well presented, established property presents with brick elevations and a tiled roof. It has benefitted from many improvements in recent years, with works including re-fitting the Kitchen/Breakfast Room and Bathroom, adding a Conservatory, which is currently used as a Dining Room, and converting an outhouse into a useful Utility/Wc, with Study space. This property featuring a generous SOUTH-WEST facing rear garden, is conveniently located for nearby amenities, including schooling, shops, leisure centre, supermarkets, 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 Fornham Road and at the traffic lights turn left into Tollgate Lane. Continue along and take the right turning into Lancaster Avenue. Turn left immediately into Northumberland Avenue and proceed along. Continue past the Methodist Church, on the left and the property is located after a short distance on the left.

## ENTRANCE HALL

Approached via an outer canopy with UPVC part glazed front door. Stairs to first floor, telephone point, consumer unit, radiator.

## LOUNGE 13'5" X 12'8" MAX (4.09 X 3.86 MAX)

Ornamental fireplace with surround, TV point, display recess, telephone extension, radiator, UPVC window to front.

## KITCHEN/BREAKFAST ROOM 15'11" X 7'10" (4.85 X 2.39)

Re-fitted with range of pale grey 'Shaker' style base units in Farrow & Ball colour palette, composite work surfaces and upstand splashbacks, inset single drainer sink unit with 'Flexi-mixer tap, inset Smeg ceramic hob with stainless steel splashguard, built-in Smeg electric oven/grill, pan drawers, slimline wine cooler, integrated fridge/freezer, plumbing for dishwasher, polished porcelain tiled floor, built-in understairs larder cupboard with shelving and small window to side, LED downlights, wall mounted gas combination boiler, modern vertical radiator, UPVC window to rear, UPVC part glazed door to side and rear garden. Arch to:

## DINING ROOM/CONSERVATORY 8'11" X 8'0" (2.72 X 2.44)

Brick plinth, polished porcelain tiled floor, modern vertical radiator, UPVC windows to side and rear, UPVC glazed double doors to side and rear garden.

## FIRST FLOOR LANDING

Access to part-boarded loft space with ladder and light, UPVC window to side.

## BEDROOM 1 12'9" INC TO 16'2" X 9'4" (3.89 INC TO 4.93 X 2.84)

Built-in storage cupboard, shelved storage recess, TV aerial, radiator, UPVC window to front.

## BEDROOM 2 12'1" RED TO 10'3" X 9'10" (3.68 RED TO 3.12 X 3.00)

Radiator, UPVC window to rear.

## BATHROOM 6'7" X 5'5" (2.01 X 1.65)

Re-fitted with white suite comprising P-shaped panelled bath with mixer tap, glazed screen and mixer shower attachment, wc, vanity unit wash basin with mixer tap, fully tiled walls, tiled floor, LED downlights, extractor fan, chrome vertical radiator/towel rail, UPVC window to rear.

## OUTSIDE

To the front the garden is enclosed by dwarf brick walls and hedging, being laid mainly to lawn with border and shingle bed, with adjacent shingle area and pathway to the front door. The current owners use part of this front garden for parking, and this area offers potential for a drop-curb to be added, and then to be converted into a driveway and parking area, for up to two cars. A gate provides side access to the large SOUTH-WEST facing rear garden. This is enclosed by





fencing, being laid principally to lawn with borders, generous paved patio areas, **TIMBER SHED** and outside water tap. A former **BRICK STORAGE SHED 2.87m (9'5") x 2.13m (7'0")**, has been cleverly converted, to provide a **UTILITY/WC** and **STUDY AREA**.

**UTILITY AREA:** 9'1" x 6'7" red to 4'5" (2.77m x 2.01m red to 1.35m), with base and wall mounted units, work surface, inset 11/2 bowl stainless steel sink unit with 'Swan-neck' style mixer tap, plumbing for washing machine, space for tumble dryer, space for fridge/freezer, wood laminate floor, UPVC part glazed door to garden.

**WC:** White wc, wood laminate floor.

**STUDY AREA:** 7'4 x 3'2" (2.24m x 0.97m), with wood laminate floor, fitted shelving, work surface, LED downlights, electric heater, UPVC window to rear.

**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 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.

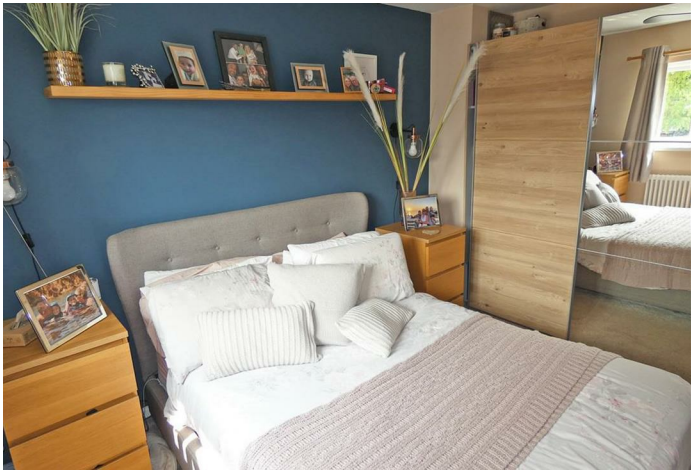
### **TRANSPORT LINKS**

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/>

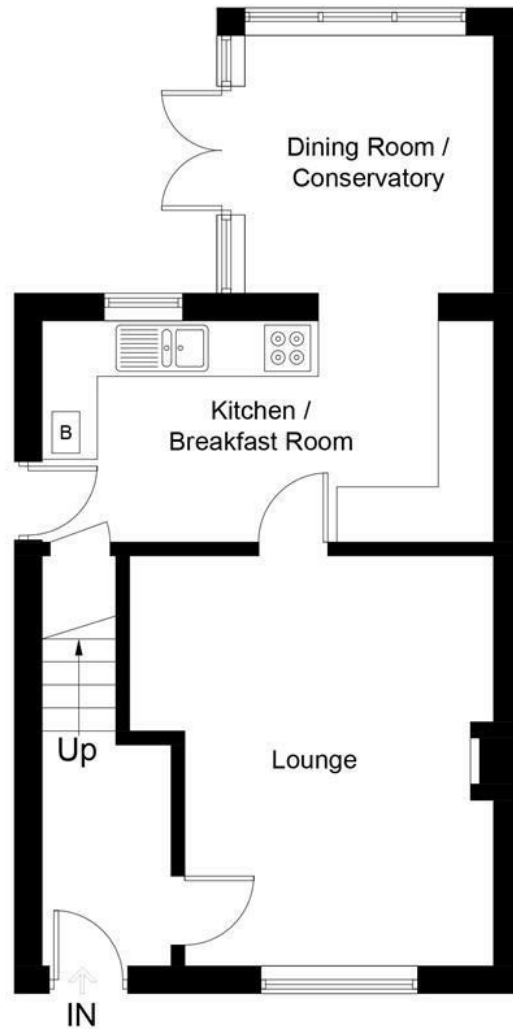




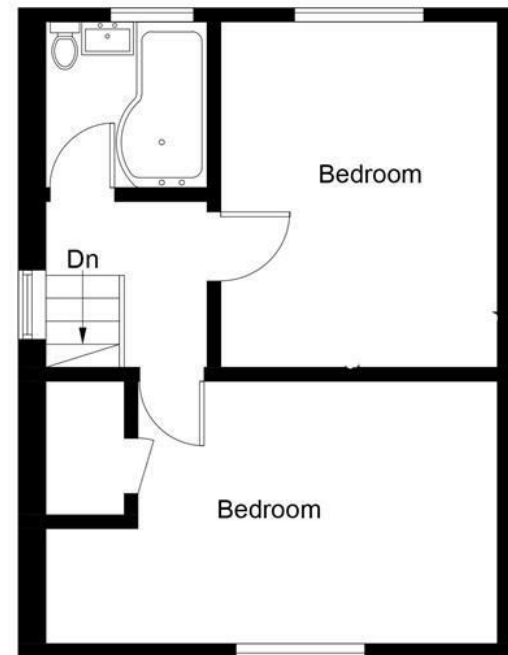


# 123 Northumberland Avenue, Bury St. Edmunds. IP32 6ND.

Approximate Gross Internal Area = 76.2 sq m / 820 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>68</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<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**

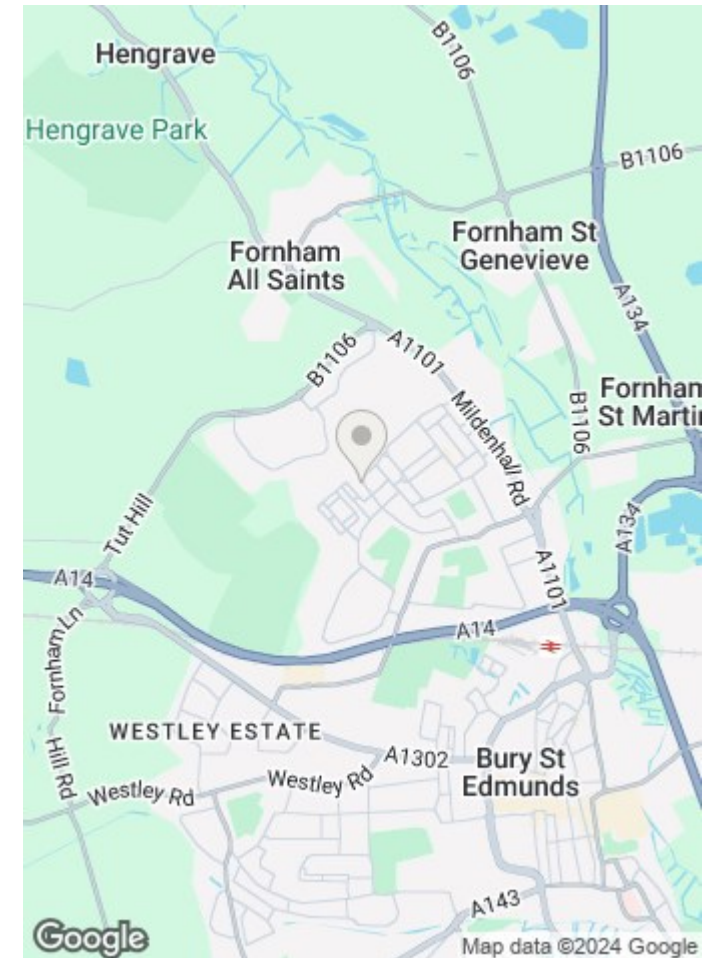
**Mobile: 07803 138 123**

**Email: info@coakleyandtheaker.co.uk**

**www.coakleyandtheaker.co.uk**

## PROPERTY SUMMARY

- ENTRANCE HALL
- LOUNGE
- RE-FITTED KITCHEN/BREAKFAST ROOM
- DINING ROOM/CONSERVATORY
- 2 DOUBLE BEDROOMS
- RE-FITTED BATHROOM
- FRONT & GENEROUS SOUTHWEST-FACING REAR GARDENS
- CONVERTED OUTBUILDING PROVIDING UTILITY/WC & STUDY AREA
- GAS FIRED RADIATOR HEATING, UPVC DOUBLE GLAZING
- MUCH IMPROVED, IDEAL FIRST-TIME, FAMILY OR INVESTMENT PURCHASE, EARLY VIEWING ADVISED



## VIEWING:

Strictly by appointment with Coakley & Theaker

**ZOOPLA** **rightmove** 



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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.