

**DRAFT DETAILS**  
**5 IPSWICH STREET**  
**BURY ST. EDMUNDS**  
**IP33 1SX**

OPEN HOUSE (C & T) present: A Victorian terraced house situated conveniently for Bury St Edmunds town centre and the station. Sitting Room with Fireplace, Kitchen/Breakfast Room, Rear Lobby, Shower Room, 2 Double Bedrooms, Enclosed SW-facing Rear Courtyard, **IDEAL FIRST-TIME BUY or INVESTMENT, VIEW ASAP.**



2179

**Price Guide £235,000**

**\*\* FULL STAMP DUTY HOLIDAY UNTIL 30/09/21 \*\***

SITTING ROOM WITH FIREPLACE, KITCHEN/BREAKFAST ROOM, REAR LOBBY, SHOWER ROOM, 2 DOUBLE BEDROOMS, ENCLOSED SOUTH-WESTERLY-FACING REAR COURTYARD, GAS FIRED RADIATOR HEATING, UPVC DOUBLE GLAZING, CLOSE TO TOWN CENTRE & STATION, IDEAL FIRST-TIME OR INVESTMENT PURCHASE, EARLY VIEWING ADVISED.

**VIEWING:** Strictly by appointment with Coakley & Theaker.

**BURY ST. EDMUNDS**

**01284 769691 • 07803 138123**

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**DIRECTIONS :** From Bury St Edmunds town centre, by foot, proceed through Buttermarket, and proceed round into St John's Street. Continue to the end, bearing left into Ipswich Street, where the property is located on the left, before Peckham Street.

**SITTING ROOM : 3.91m (12'10") x 3.33m (10'11")** Approached via a UPVC part glazed front door with glazed light above. The focal point being a cast iron open fireplace with surround and brick hearth, wood laminate floor, built-in storage cupboard, built-in meter cupboard, recessed display shelving, TV point, telephone point, open hatch to Kitchen/Breakfast Room, radiator, UPVC window to front.

**KITCHEN/BREAKFAST ROOM : 3.91m (12'10") red to 2.95m (9'8") x 3.30m (10'10")** Maximum measurements, irregular shaped room. 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, wood laminate floor, breakfast bar, space for fridge/freezer, plumbing for washing machine, stairs to first floor, understairs storage cupboard, UPVC window to rear, concertina-style door to:

**REAR LOBBY :** Wood laminate floor, UPVC part glazed door to side and rear courtyard, concertina-style door to:

**SHOWER ROOM : 1.93m (6'4") x 1.65m (5'5")** White suite comprising tiled shower cubicle with shower controls and curtain, wc, inset wash basin with storage cupboard beneath, tiled splashbacks, wood laminate floor, radiator, UPVC frosted window to side.

**FIRST FLOOR LANDING :**

**BEDROOM 1 : 3.91m (12'10") x 3.38m (11'1")** Access to part boarded loft space with ladder and light, radiator, UPVC window to front.

**BEDROOM 2 : 3.30m (10'10") x 3.00m (9'10") red to 2.51m (8'3")** Maximum measurements, irregular shaped room. Built-in airing cupboard housing wall mounted BAXI gas combination boiler, radiator, UPVC window to rear.

**OUTSIDE :** To the immediate rear of the house is a small courtyard area with outside water tap. This leads through to a larger rear courtyard seating area. This is **SOUTH-WESTERLY-FACING**, being enclosed by brick wall and fencing, laid to raised decking with floor lighting and built-in **STORAGE SHED**.

There is resident's parking available in the area, for which a permit is available from the council.

AGENT'S NOTE: Of benefit to this property and unusually for this type of terraced house, we understand there is no pedestrian right of access across the rear for neighbouring properties.

**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.

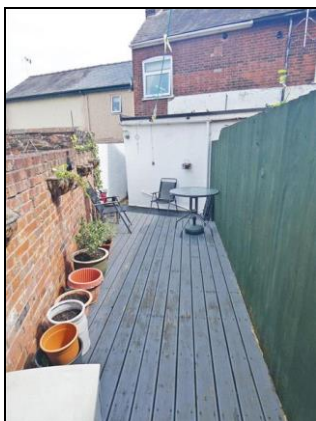
Features of particular note include St Edmundsbury Cathedral with its Millenium Tower, the famous Abbey Gardens with the original ruins and The Georgian Theatre Royal, which has recently been the subject of a restoration programme and The Apex, a live performance venue for concerts, comedy and dance, 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.

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.







## 5 Ipswich Street, Bury St. Edmunds, IP33 1SX

Approximate Gross Internal Area  
55.6 sq m / 598 sq ft



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 (EPC)

5 Ipswich Street  
BURY ST. EDMUNDS  
IP33 1SX

Energy rating

**D**

Valid until: 8 August 2031

Certificate number: 0139-1728-2000-0221-8206

Property type End-terrace house

Total floor area 54 square metres

### Rules on letting this property

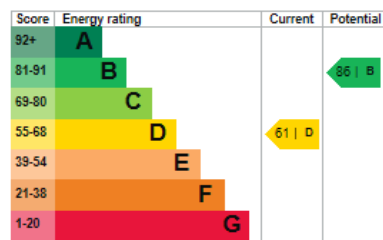
Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

### Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy performance.](#)



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

**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.

**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.