



# Coakley & Theaker

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INDEPENDENT ESTATE AGENTS & MORTGAGE SERVICES

**DRAFT DETAILS**  
**26 HASELMERE CLOSE**  
**BURY ST. EDMUNDS**  
**IP32 7JQ**

A recently improved modern mid-terraced house on the popular Bartons Development on the eastern side of Bury St Edmunds. Entrance Hall, Lounge/Dining Room, Re-fitted Kitchen, 2 Bedrooms, Refurbished Bathroom, Enclosed Garden, Garage & Parking, New Carpets & Re-decoration, **IDEAL FTB/INVESTMENT, NO CHAIN, VIEW ASAP.**



2094

**Price Guide £225,000**

**\*\* NOW NO STAMP-DUTY FOR FIRST-TIME BUYERS \*\*** ENTRANCE HALL, LOUNGE/DINING ROOM, RE-FITTED KITCHEN, 2 BEDROOMS, REFURBISHED BATHROOM, ENCLOSED GARDEN, GARAGE & PARKING, ELECTRIC HEATING, UPVC DOUBLE GLAZING, NEW CARPETS & RE-DECORATION, IDEAL FIRST-TIME OR INVESTMENT PURCHASE, NO CHAIN, EARLY VIEWING ADVISED.

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

**BURY ST. EDMUNDS**

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**DIRECTIONS :** From Bury St Edmunds, proceed out along Eastgate Street. Bear right at the mini-roundabout into Barton Road and continue along, taking the second right turning into Kingsworth Road. Take the second turning right into Haselmere Close and then turn right again. Proceed around to the right and the property is located at the end on the left.

**ENTRANCE HALL :** Approached via an outer canopy with part glazed front door. Footwell mat, Programmable panel heater.

**LOUNGE/DINING ROOM : 4.67m (15'4") x 3.61m (11'10")** Stairs to first floor with open area beneath, TV point, two storage heaters, UPVC window and part glazed door to rear garden.

**KITCHEN : 2.57m (8'5") x 2.41m (7'11")** Re-fitted with range of 'Shaker' style base and wall mounted units, work surfaces, tiled splashbacks, inset single drainer stainless steel sink unit with 'swan-neck' style mixer tap, inset ceramic hob with cooker hood over, built in electric oven/grill, pan drawers, plumbing for washing machine, space for fridge/freezer, fan heater, extractor fan, consumer unit, UPVC window to front.

#### **FIRST FLOOR LANDING :**

**BEDROOM 1 : 3.76m (12'4") x 3.63m (11'11") Max measurements** Including stair bulkhead. TV point, programmable panel heater, UPVC window to rear.

**BEDROOM 2 : 3.51m (11'6") x 1.75m (5'9")** TV point, loft access, programmable panel heater, UPVC window to front.

**BATHROOM : 2.59m (8'6") x 1.75m (5'9")** Refurbished with white suite comprising panelled bath with mixer shower attachment and glazed screen, wc, pedestal wash basin, tiled splashbacks, built-in airing cupboard housing lagged hot water tank, shaverlight, fan heater, extractor fan, UPVC frosted window to front.

**OUTSIDE :** To the front there is a small area of garden laid to shingle, with path to the front door. To the rear the garden is enclosed by fencing, being laid principally to lawn with paved patio area and a gate, providing pedestrian rear access from the parking area. Next door to the property is a shared archway which allows vehicular access to the parking area, where there is a **GARAGE** in a block of two, with up and over style door and parking space in front.

**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.

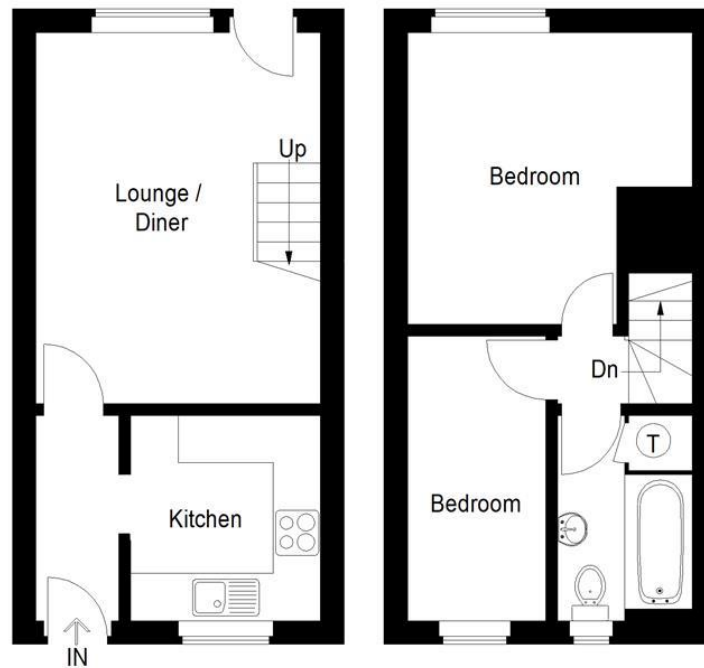
The A14 dual carriageway heading west from Bury St Edmunds provides easy access to Newmarket, Cambridge, the Midlands, Stansted Airport and London, via the M11. Stowmarket and Ipswich, both with direct rail links to London's Liverpool Street, the East Coast and the A12 are all readily accessed by heading east.





## 26 Haslemere Close, Bury St. Edmunds, IP32 7JQ

Approximate Gross Internal Area  
54 sq m / 581 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 and 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



26, Haselmere Close, BURY ST. EDMUNDS, IP32 7JQ

Dwelling type: Mid-terrace house Reference number: 0465-2804-7714-9108-7051  
 Date of assessment: 04 September 2018 Type of assessment: RdSAP, existing dwelling  
 Date of certificate: 04 September 2018 Total floor area: 53 m<sup>2</sup>

### Use this document to:

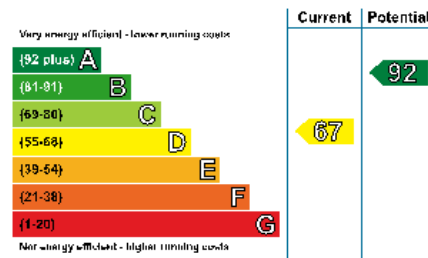
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,025
Over 3 years you could save	£ 687

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 183 over 3 years	£ 132 over 3 years	
Heating	£ 1,329 over 3 years	£ 954 over 3 years	
Hot Water	£ 513 over 3 years	£ 252 over 3 years	
<b>Totals</b>	<b>£ 2,025</b>	<b>£ 1,338</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

## Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

## Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 141
2 Add additional 80 mm jacket to hot water cylinder	£15 - £30	£ 36
3 Low energy lighting for all fixed outlets	£15	£ 36

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

### THE PROPERTY MISDESCRIPTIONS ACT 1991

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.

### DATA PROTECTION ACT 1998

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.