

**DRAFT DETAILS**  
**3 MANDERVILLE ROAD**  
**BURY ST. EDMUNDS**  
**IP33 2JB**

Coakley & Theaker (OH) present: An established detached bungalow requiring some updating, situated in a sought-after area on the western side of Bury St Edmunds. Entrance Lobby, Hall, Lounge/Diner, Kitchen/Breakfast, 2 Double Bedrooms, Shower Room, Front & Rear Gardens, Garage & Generous Parking, **NO CHAIN, VIEW ASAP.**



2122

**New Price Guide £250,000**

**\*\* NO STAMP-DUTY FOR FIRST-TIME BUYERS \*\***

ENTRANCE LOBBY, HALL, TWIN-ASPECT LOUNGE/DINING ROOM, KITCHEN/BREAKFAST ROOM, 2 DOUBLE BEDROOMS, SHOWER ROOM, FRONT & REAR GARDENS, GARAGE & GENEROUS PARKING, GAS FIRED RADIATOR HEATING, UPVC DOUBLE GLAZING, NO CHAIN, REQUIRES SOME UPDATING, EARLY VIEWING ADVISED.

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

**BURY ST. EDMUNDS**

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**DIRECTIONS :** From Bury St Edmunds, proceed along Out Risbygate and at the mini-roundabout turn left into Westley Road. Follow the road along and at the end, turn left into Flemyng Road. Continue along and down the hill and at the bottom, turn left into Huntingfield Road. Turn right into Manderville Road, where the property is located after a short distance on the left.

**ENTRANCE LOBBY : 2.41m (7'11") x 2.01m (6'7")** Approached via a UPVC part glazed front door. Glazed door to Garage, UPVC frosted windows to front and side, glazed door and side panel to:

**HALL :** Built-in airing cupboard housing hot water tank, telephone point, radiator.

**LOUNGE/DINING ROOM : 4.90m (16'1") x 3.66m (12'0")** Twin-aspect room, fireplace with inset gas living flame fire (currently disconnected), two TV points, two radiators, UPVC windows to front and side.

**KITCHEN/BREAKFAST ROOM : 4.11m (13'6") x 3.20m (10'6")** Space for table and chairs, range of base and wall mounted units, work surfaces, tiled splashbacks and fully tiled walls, inset single drainer sink unit with mixer tap, inset ceramic hob with cooker hood over, built-in electric double oven/grill, built-in shelved larder cupboard, built-in cupboard housing gas and electric meters, space for fridge/freezer, plumbing for washing machine, telephone point, radiator, UPVC windows to front and side, UPVC glazed door to side.

**BEDROOM 1 : 3.43m (11'3") x 3.00m (9'10") + door recess** Range of built-in double wardrobes with hanging rails, double wardrobe with shelving, matching dressing table and bedside units, TV point, telephone point, radiator, UPVC window to rear.

**BEDROOM 2 : 3.40m (11'2") x 3.02m (9'11")** Radiator, UPVC window to rear.

**SHOWER ROOM : 2.46m (8'1") x 1.75m (5'9")** Suite comprising tiled shower cubicle with shower controls, wc, vanity wash basin, tiled splashbacks and fully tiled walls, loft access, shaverlight, radiator, UPVC frosted window to side.

**OUTSIDE :** To the front the property is accessed via a pedestrian walkway. The front garden is enclosed by fencing, being laid principally to lawn with borders and a pathway and side paved seating area leads to the front door. A gate provides side access, where there is an outside tap, and leads to the rear garden. This is enclosed by hedging, being partially laid to a shingle bed and herbaceous bed and there is a timber **SHED**. A block paved driveway and turning area provides vehicular standing for at least four cars, or could provide space to stand a trailer etc. This leads to a **GARAGE 4.98m (16'4") x 2.51m (8'3")**, with remotely operated electric up and over style door, power and light connected, wall mounted gas boiler, water tap and door to the Entrance Lobby.

**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.





# 3 Manderville Road, Bury Street, Edmunds, IP33 2JB

Approximate Gross Internal Area = 89.4 sq m / 962 sq ft  
(Including Garage)



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



3, Manderville Road, BURY ST. EDMUNDS, IP33 2JB

**Dwelling type:** Detached bungalow  
**Date of assessment:** 27 July 2019  
**Date of certificate:** 27 July 2019  
**Reference number:** 2438-9002-7273-6451-8940  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 65 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

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 2,247</b>
<b>Over 3 years you could save</b>	<b>£ 609</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 279 over 3 years	£ 171 over 3 years	
Heating	£ 1,548 over 3 years	£ 1,266 over 3 years	
Hot Water	£ 420 over 3 years	£ 201 over 3 years	
<b>Totals</b>	<b>£ 2,247</b>	<b>£ 1,638</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

	Current	Potential
	63	85

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 (suspended floor)	£800 - £1,200	£ 234
2 Low energy lighting for all fixed outlets	£25	£ 96
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 168

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

To receive advice on what measures you can take to reduce your energy bills, visit [www.simpleenergyadvice.org.uk](http://www.simpleenergyadvice.org.uk) or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

**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.

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