

*A spacious four bedroom detached property, conveniently located close to the town centre in Bury St Edmunds*

Rent £1,550 p.c.m  
Ref: R668

18 Vinery Road  
Bury St Edmunds  
Suffolk  
IP33 2JR



To let unfurnished on an Assured Shorthold Tenancy for a term of six months.

Contact Us



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## Location

Vinery Road is situated close to the centre of the historic market town of Bury St Edmunds and is within easy reach of the train station and hospital.

Bury St Edmunds is a popular, historic market town which has a comprehensive array of leisure and retail facilities, schooling and with easy access to the A14, which links to London via the A11/M11, Cambridge and the Midlands to the west. There are train services to Ipswich and onto London Liverpool Street and also to Cambridge with connecting services to London Kings Cross.

## The Accommodation

### Ground Floor

Entering through a UPVC door into the

#### *Entrance Hallway*

With stairs off to the first floor, radiator, understairs cupboard, large storage cupboard and doors off to

#### *Dining Room* 12' x 10'6 (3.66m x 3.2m)

A light room with window to the front, serving hatch from the kitchen and radiator.

#### *Sitting Room* 19'9 x 12' (6.02m x 3.66m)

A spacious and pleasant dual aspect room with brick surround (display only) open fireplace, two radiators and TV aerial lead in.

#### *Cloakroom*

Fitted with WC, corner wash basin and radiator.

#### *Kitchen* 12' x 9' (3.66m x 2.74m)

Fitted with a good range of base and eye level kitchen units with formica worksurface over, inset with a single bowl single drainer stainless steel sink. Space for electric cooker. Space and plumbing for washing machine. Space for under counter fridge. Door giving access to the garden. Recessed alcove storage area.



Stairs from Entrance Hallway lead up to the

### First Floor

#### *Landing*

With radiator, hatch to attic and doors off to

#### *Bedroom One* 10'7 x 12' (3.23m x 3.66m)

A double bedroom with views to the front and radiator.

*Bedroom Two* 12'1 x 9' (3.68m x 2.74m)

A double bedroom with window to the rear and radiator.

*Bedroom Three* 9'8 x 9' (2.95m x 2.74m)

A smaller double bedroom with radiator and window to the rear.

*Bedroom Four* 12' x 9'10 (3.66m x 3.00m)

A double bedroom with window to the front and radiator.

*Bathroom*

Fitted with WC, pedestal wash basin and panelled bath with electric shower above. Radiator, fan heater & extractor fan.

*Airing Cupboard*

With wooden slatted shelving and hot water tank/electric immersion.



**Outside**

The property is approached directly off Vinery Road and where there is a generous concrete driveway with parking for a number of cars. There is a single garage with up and over door and pedestrian door. The main area of garden is to the rear of the property, with a paved patio area and the remainder laid to grass with an abundance of shrubs, plants and some mature trees.

*Services* Mains electricity, gas, water and drainage connected. Gas fired central heating.

*Council Tax* Band D £2,086.39 payable 2024/2025

*Local Authority* West Suffolk Council

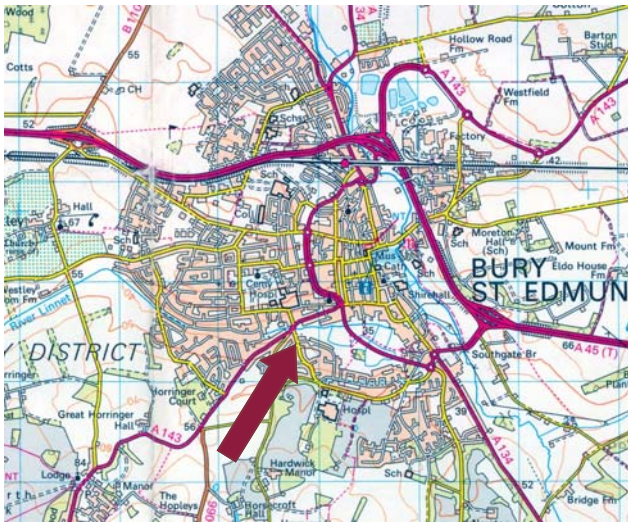
*Viewing* Strictly by appointment with the agent.

*Broadband* To check the broadband coverage available in the area click this link – <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

*Mobile Phone* To check the Mobile Phone coverage in the area click this link – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

NOTE: Items depicted in the photographs or described within these particulars are not necessarily included within the tenancy agreement. These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

**June 2024**



## Directions

From the A14, exit at junction 44 where signposted A143 to Bury/Sudbury/Haverill and Bury St Edmunds East. At the roundabout take the first exit onto the A134. At the next roundabout take the second exit onto Rougham Road, then the second exit at the next onto Cullum Road. At the next roundabout take the second exit onto Wilks Road and continue onto Hardwick Lane. Continue onto Vinery Road and the property will be situated on the left hand side.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C		
55-68	D	62   D	
39-54	E		
21-38	F		
1-20	G		

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