

DRAFT DETAILS
29 JUBILEE TERRACE, ELMSWELL
BURY ST. EDMUNDS
IP30 9DH

OPEN HOUSE (C & T) present: An established modern semi-detached house, in well-served village, East of Bury St Edmunds, convenient for the centre, station and A14. Entrance Hall, Lounge/Dining Room, Conservatory/Dining Room, Re-fitted Kitchen, 3 Bedrooms, Re-fitted Bathroom, Garage, Generous Parking, Corner Plot, **VIEW ASAP.**



2256

New Price Guide £280,000

ENTRANCE HALL, LOUNGE/DINING ROOM, CONSERVATORY/DINING ROOM, INNER LOBBY, RE-FITTED KITCHEN, 3 BEDROOMS, RE-FITTED BATHROOM, GARAGE, GENEROUS PARKING, CORNER PLOT, FRONT & REAR GARDENS, GAS FIRED RADIATOR HEATING, UPVC DOUBLE GLAZING, POPULAR AREA, CONVENIENT FOR STATION AND A14, EARLY VIEWING ADVISED.

VIEWING: Strictly by appointment with Coakley & Theaker.

BURY ST. EDMUNDS

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DIRECTIONS : From Bury St Edmunds proceed along the A14 towards Stowmarket. After about 8 miles, turn off signposted to Elmswell. At the roundabout, take the third exit and proceed up the hill passing the church. Continue along Church Road and into Cross Street, passing New Road and Cooks Road, and into Wetherden Road. Turn left into Jubilee Terrace, where the property is located after a short distance on the right.

DESCRIPTION : This established modern property presents with brick elevations and a tiled roof. It has benefitted from improvements in recent years, with works including a re-fitted kitchen, bathroom and replacement gas boiler.

This property would suit first-time buyers, a family, or investment purchaser, therefore viewing is recommended at the earliest opportunity.

ENTRANCE HALL : Approached via a gabled outer canopy with UPVC part glazed front door. Wood laminate floor, stairs to first floor with open area beneath, large understair storage cupboard with consumer unit, and wall mounted Vaillant gas boiler, radiator, UPVC window to side.

LOUNGE/DINING ROOM : 5.99m (19'8") x 3.84m (12'7") red to 2.87m (9'5") L-shaped room. Maximum measurements. Wood laminate floor, TV point, telephone point, two radiators, door to Inner Lobby, UPVC glazed double doors to:

CONSERVATORY/DINING ROOM : 3.51m (11'6") x 2.74m (9'0") Brick plinth, wood effect vinyl floor, wall light points, two electric heaters, glass roof, UPVC windows to side and rear, UPVC glazed double doors to rear garden.

INNER LOBBY : Built-in storage cupboard, recessed shelving, tiled floor, UPVC part glazed door to Conservatory/Dining Room, opening to:

KITCHEN : 2.79m (9'2") x 2.59m (8'6") Re-fitted with range of slate grey '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 gas hob with stainless steel and glass cooker canopy over, built-in electric oven/grill, integrated AEG fridge/freezer, plumbing for washing machine, space for tumble dryer, pan drawers, cupboard with carousel, tiled floor, downlights, UPVC window to rear.

FIRST FLOOR LANDING : Loft access, built-in cupboard housing lagged hot water tank, and solar panel water controls, UPVC frosted window to side.

BEDROOM 1 : 3.89m (12'9") x 2.87m (9'5") TV aerial, radiator, UPVC window to front.

BEDROOM 2 : 3.76m (12'4") x 1.98m (6'6") max Radiator, UPVC window to rear.

BEDROOM 3 : 2.49m (8'2") x 2.18m (7'2") + door recess Large built-in storage cupboard, radiator, UPVC window to front.

BATHROOM : 2.67m (8'9") x 1.75m (5'9") Re-fitted with white suite comprising panelled bath with mixer tap, tiled corner shower enclosure with shower controls, wc, pedestal wash basin with mixer tap, tiled splashbacks, tiled floor, downlights, radiator, UPVC frosted windows to side and rear.

OUTSIDE : This property is situated in a corner plot position. The good size front and side gardens are enclosed by fencing, being laid to lawn with two gates and a block paved pathway to the front door. To the side there is a block paved drive area, providing vehicular standing for one car, and this leads to a **GARAGE: 4.78m (15'8") x 2.36m (7'9")**, with up and over style door. To the side of this, is an additional block paved area, and a further block paved driveway, both providing potential hardstanding space for two additional vehicles. A side gate gives pedestrian access to the rear garden. This is configured into two areas. One area is laid to block paving and shingle with a covered area, two **TIMBER SHEDS**, and an outside water tap. The second is an area of garden, approached by a gate, and enclosed by fencing, being laid to lawn.

AGENT'S NOTE: The vendor has informed us that mains gas, water, electricity and drainage are connected. Solar panels for hot water (not currently used). The council tax band is understood to be Band B.

VILLAGE & AREA : Elmswell is about 9 miles East of Bury St Edmunds, located just north of the A14. Being one of the largest villages in Suffolk, and having a thriving community, it is well-served with a wide range of shops and amenities, including a Post Office, large Co-Op, Mace General Store, Primary School, Nursery School, two Public Houses, Pharmacy, Butchers, Library, Hair Salons, Veterinary Surgery, Pet Shop, Travel Agent, Fish and Chip Shop and Chinese Takeaway. The busy Blackbourne Community Centre offers many social and sports clubs. The village has its own railway station, and the nearby town of Stowmarket has a mainline link to London's Liverpool Street, in approximately 80 minutes.

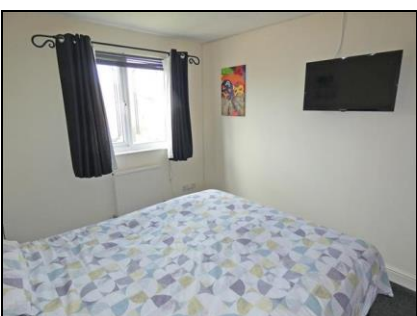
BURY ST EDMUNDS & AREA : Sitting amidst beautiful countryside, Bury St Edmunds is an historic town and the second largest in Suffolk. Surrounded by many picturesque villages, some of which offer good local amenities, it offers a wide range of cultural, educational and recreational facilities.

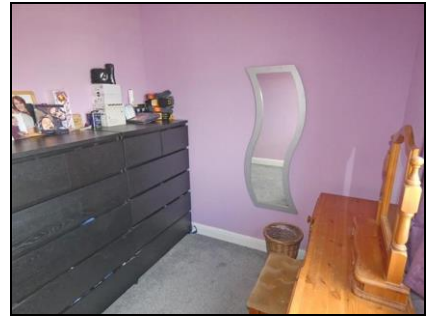
Features of particular note include St Edmundsbury Cathedral with its Millenium Tower, the famous Abbey Gardens with the original ruins and The Georgian Theatre Royal, which has recently been the subject of a restoration programme and The Apex, a live performance venue for concerts, comedy and dance,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

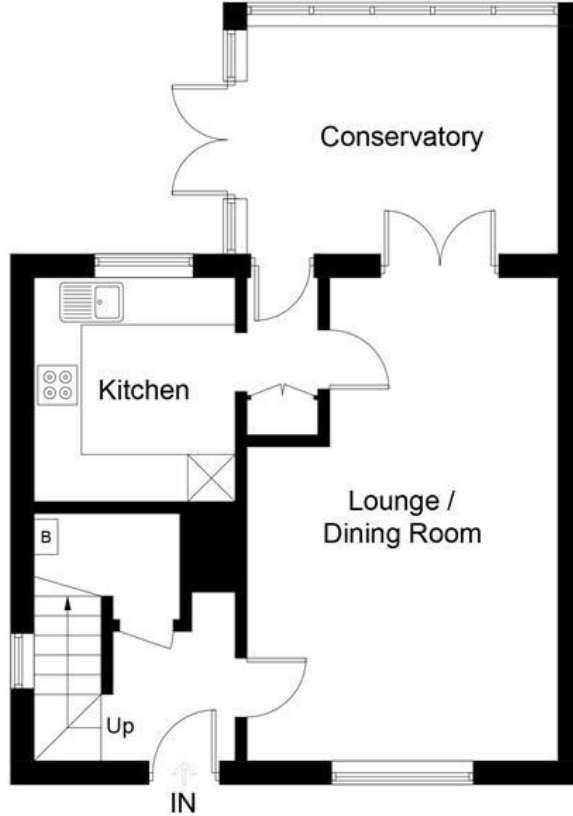
The A14 dual carriageway heading west from Bury St Edmunds provides easy access to Newmarket, Cambridge, the Midlands, Stansted Airport and London, via the M11. Stowmarket and Ipswich, both with direct rail links to London's Liverpool Street, the East Coast and the A12 are all readily accessed by heading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





29 Jubilee Terrace, Elmswell. IP30 9DH

Approximate Gross Internal Area = 95.0 sq m / 1023 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 (EPC)			
29 Jubilee Terrace Elmswell BURY ST. EDMUNDS IP30 9DH	Energy rating	Valid until	17 March 2034
	C	Certificate number	9683-3036-3207-5064-0204
Property type	Semi-detached house		
Total floor area	78 square metres		

Rules on letting this property

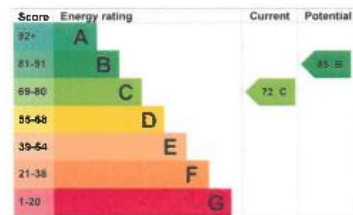
Properties can be let if they have an energy rating from A to E.

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 rating and score

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

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



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

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy 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.

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