

**DRAFT DETAILS**  
**15 OAKES ROAD**  
**BURY ST. EDMUNDS**  
**IP32 6PX**

We are pleased to present: A spacious, established end-terraced house, on the northern side of Bury St Edmunds. Porch, Hall, Lounge, Inner Hall/Utility, Cloakroom, Dining Room, Kitchen, 3 Double Bedrooms, Storeroom/Study Area, Bathroom, Front & Rear Gardens, **IDEAL FIRST-TIME OR INVESTMENT PURCHASE, NO CHAIN, VIEW ASAP.**



2261

**Price Guide £240,000**

PORCH, HALL, LOUNGE, INNER HALL/UTILITY, CLOAKROOM, DINING ROOM, KITCHEN, 3 DOUBLE BEDROOMS, STOREROOM/STUDY AREA, BATHROOM, FRONT & REAR GARDENS, GAS FIRED RADIATOR HEATING, UPVC DOUBLE GLAZING, CONVENIENT FOR SCHOOLING, SHOPS, LEISURE CENTRE & BUS-ROUTE, IDEAL FIRST-TIME OR INVESTMENT PURCHASE, NO CHAIN, EARLY VIEWING ADVISED

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

**BURY ST. EDMUNDS**  
**01284 769691 • 07803 138123**  
**info@coakleyandtheaker.co.uk ♦ www.coakleyandtheaker.co.uk**



**DIRECTIONS :** Proceed out of Bury St Edmunds along Fornham Road and at the traffic lights turn left into Tollgate Lane. Follow the road along round the bend into Beetons Way and continue to the mini-roundabout. Turn right into Oakes Road, and then left into Oakes Road. The property is located after a short distance, set back from the road, on the left.

**DESCRIPTION :** This spacious property is of cavity brick construction, with a tiled roof. It has the benefit of a replacement gas combination boiler, but could benefit from some cosmetic updating. It is situated within a well served residential area, which is conveniently located for nearby amenities, including schooling, shops, leisure centre, supermarkets, and is on a regular bus route.

**ENTRANCE PORCH :** Approached via a UPVC part glazed front door. Brick with UPVC windows to front and both sides, tile effect laminate floor, door and glazed side panel to:

**HALL :** Stairs to first floor, telephone point, radiator.

**LOUNGE : 5.13m (16'10") x 3.17m (10'5")** TV point, radiator, UPVC window to front.

**INNER HALL/UTILITY :** Understair area with scope to be used as a Utility area, built-in cloaks cupboard, consumer unit, radiator, UPVC part glazed door to rear garden.

**CLOAKROOM :** White suite comprising wc, wall mounted wash basin, tiled splashbacks, tile effect laminate floor, chrome vertical radiator/towel rail, UPVC frosted window to rear.

**DINING ROOM : 3.53m (11'7") x 2.29m (7'6")** TV aerial, radiator, UPVC sliding patio door to rear garden.

**KITCHEN : 3.35m (11'0") x 2.72m (8'11")** Range of base and wall mounted units, work surfaces, tiled splashbacks, inset 1 1/2 bowl stainless steel sink unit with mixer tap, electric cooker point with stainless steel cooker canopy over, built-in storage cupboard, glazed display cabinets, plumbing for washing machine, space for fridge or freezer, tile effect laminate floor, UPVC window to rear.

**FIRST FLOOR LANDING :** Loft access.

**BEDROOM 1 : 3.86m (12'8") x 3.23m (10'7") + door recess** Radiator, UPVC window to front.

**BEDROOM 2 : 3.99m (13'1") max x 3.20m (10'6") max** L-shaped room. Radiator, UPVC window to front.

**BEDROOM 3 : 3.40m (11'2") x 3.00m (9'10") max** Built-in wardrobe/cupboard, radiator, UPVC window to rear.

**STOREROOM/STUDY AREA : 1.57m (5'2") x 1.55m (5'1")** Wall mounted gas combination boiler. Potential to be used as a small Study area, if desired.

**BATHROOM : 2.41m (7'11") x 1.57m (5'2")** White suite comprising enamel bath with shower unit over and glazed screen, wc, pedestal wash basin, tiled splashbacks, tile effect laminate floor, electric heater, chrome vertical radiator/towel rail, UPVC frosted window to rear.

**OUTSIDE :** To the front, the property is set back from the road and accessed via a pedestrian walkway. The front garden is laid to lawn, with a path to the front door. The rear garden is enclosed by fencing, brick wall and hedging, being laid principally to lawn, with border and paved patio area. There is a **TIMBER SHED**, and a gate provides pedestrian access to the rear. On-road parking is available to the front and rear of the property, and in the surrounding areas.

AGENT'S NOTE: The vendor has informed us that mains gas, water, electricity and drainage are connected. The council tax band is understood to be Band B.

**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.

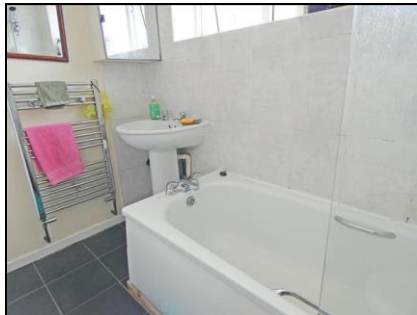
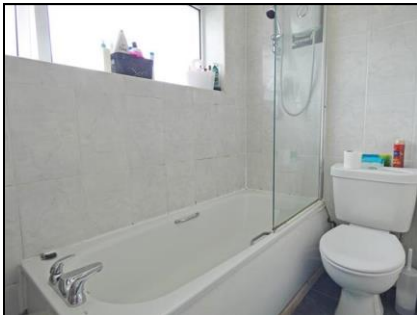
Features of particular note include St Edmundsbury Cathedral with its Millennium Tower, the famous Abbey Gardens with the original ruins and The Georgian Theatre Royal, which has recently been the subject of a restoration programme and The Apex, a live performance venue for concerts, comedy and dance,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

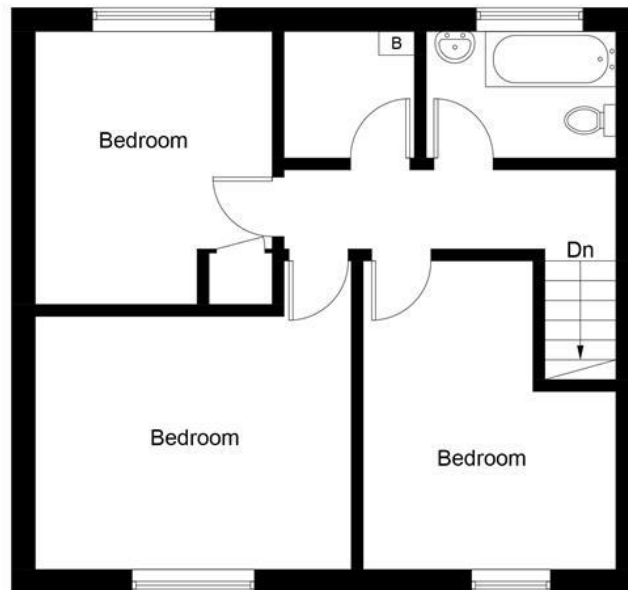






## 15 Oakes Road, Bury St. Edmunds. IP32 6PX

Approximate Gross Internal Area = 103.1 sq m / 1110 sq ft



**First Floor**



**Ground 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)

15, Cakes Road  
BURY ST. EDMUNDS  
IP12 6PX

Energy rating

D

Valid until:

22 February 2028

Certificate number:

2278-1091-7202-5268-5954

Property type

end-terrace house

Total floor area

91 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 D. It has the potential to be B.

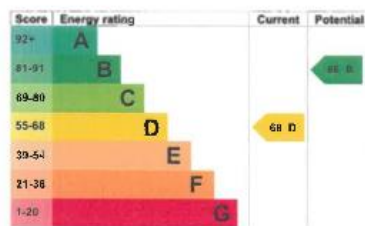
[See how to improve this property's energy efficiency.](#)

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.

**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.