







Goldsmith Close, BURY ST. EDMUNDS, IP32 6QT

Price Guide £230,000

Coakley & Theaker Est. 1996

Open House

DRAFT DETAILS

Goldsmith Close, BURY ST. EDMUNDS, IP32 6QT

Price Guide £230,000

We are pleased to present: A spacious, established end-terraced house, situated on the northern side of Bury St Edmunds. Hall, Cloakroom, L-shaped Lounge/Dining Room, Kitchen, 3 Bedrooms, Shower/Wetroom, Front & Rear Gardens, IDEAL FIRST-TIME OR INVESTMENT PURCHASE, NO CHAIN, EARLY VIEWING ADVISED.

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, and continue round to the right, passing the large recreation field on the left. Turn right into Goldsmith Close, and the property is located on the right.

DESCRIPTION

This spacious property is of cavity brick construction, with a tiled roof. It has the benefit of a replacement gas combination boiler (approximately 2 years old), and a modern consumer unit, 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.













HALL
Approached via a UPVC part glazed front door. Stairs to first floor, understairs storage cupboard with consumer unit and gas and electricity meters, telephone point, radiator, UPVC window to rear, UPVC part glazed door to rear garden.

CLOAKROOM
Suite comprising wc, wall mounted wash basin, tiled splashbacks, radiator, UPVC frosted window to rear.

LOUNGE/DINING ROOM 16'11" MAX X 16'8" MAX (5.16 MAX X 5.08 MAX)
L-shaped room. Maximum measurements.

5.16m (16'11") reducing to 3.12m (10'3") x 5.08m (16'8") reducing to 3.12m (10'3") max

Configured as a Lounge Area and a Dining Area:

TV aerial, two radiators, UPVC window to front, UPVC window to rear.

KITCHEN 10'3" X 8'7" (3.12 X 2.62)
Range of base and wall mounted units, work surfaces, tiled splashbacks, inset single drainer stainless steel sink unit with mixer tap, electric cooker point with cooker hood over, plumbing for washing machine, space for fridge/freezer, UPVC window to front.

FIRST FLOOR LANDING
Built-in storage cupboard, built-in airing cupboard housing wall mounted Worcester Bosch gas combination boiler, UPVC window to rear.

BEDROOM 1 17'0" X 10'3" (5.18 X 3.12)
TV aerial, radiator, UPVC window to front.

NOTE: Owing to the particularly generous proportions, it is felt there may be potential to sub-divide this room, to provide an En-Suite facility, or other room uses, if desired.

BEDROOM 2 10'6" X 10'5" (3.20 X 3.17 (3.18))
Telephone point, radiator, UPVC window to front.

BEDROOM 3 8'10" + DOOR RECESS X 7'9" (2.69 + DOOR RECESS X 2.36)
Loft access, TV aerial, radiator, UPVC window to front.

SHOWER/WETROOM 6'7" X 6'3" (2.01 X 1.90 (1.91))
Accessed via a sliding door. White suite comprising tiled shower area with shower unit, wetroom floor and drain, wc, wall mounted wash basin, tiled splashbacks, extractor fan, radiator, UPVC frosted window to rear.

OUTSIDE
To the front of the property, the garden is open-plan, being laid mainly to lawn with borders, and path to the front door. The rear garden is enclosed by fencing and brick wall, being laid principally to lawn, with borders and paved patio area. There is a brick STORAGE SHED and TIMBER SHED, and a gate provides pedestrian access to the rear. On-road parking is available in front 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.

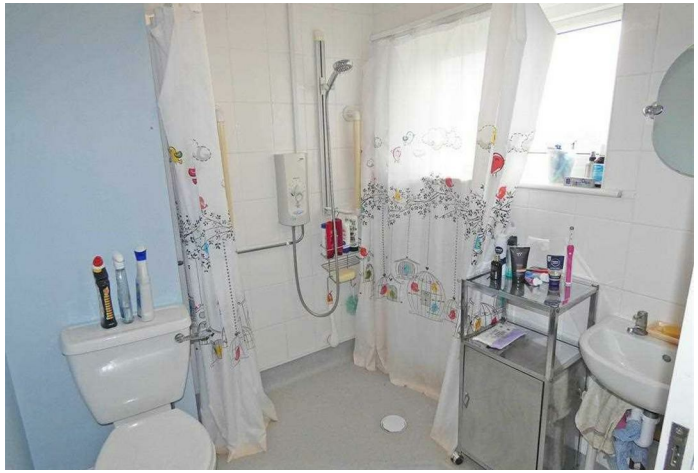
Bury St Edmunds and the surrounding villages boast excellent schools and further education is catered for at the West Suffolk College.

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.









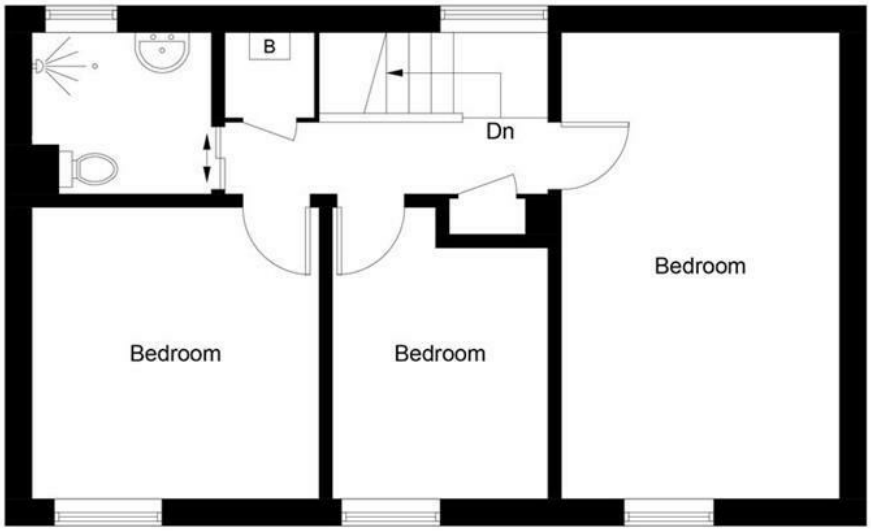




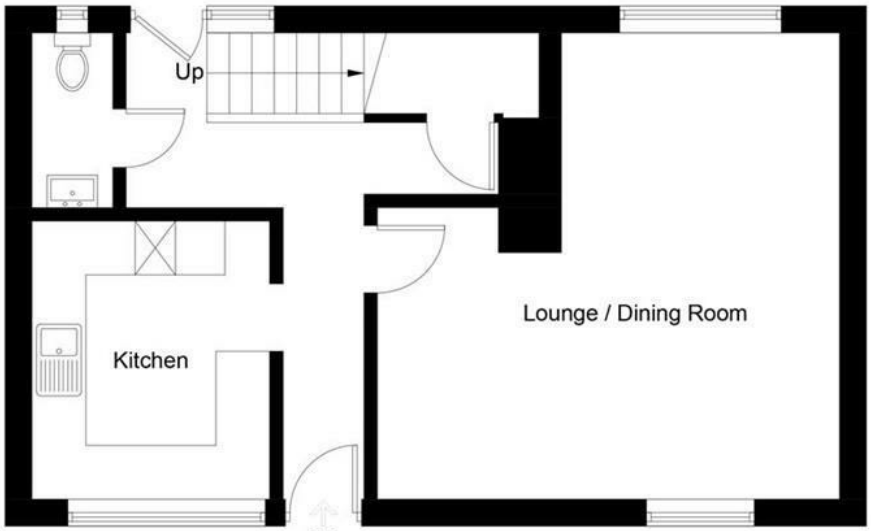

FLOORPLAN

8 Goldsmith Close, Bury St Edmunds. IP32 6QT

Approximate Gross Internal Area = 93.8 sq m / 1010 sq ft



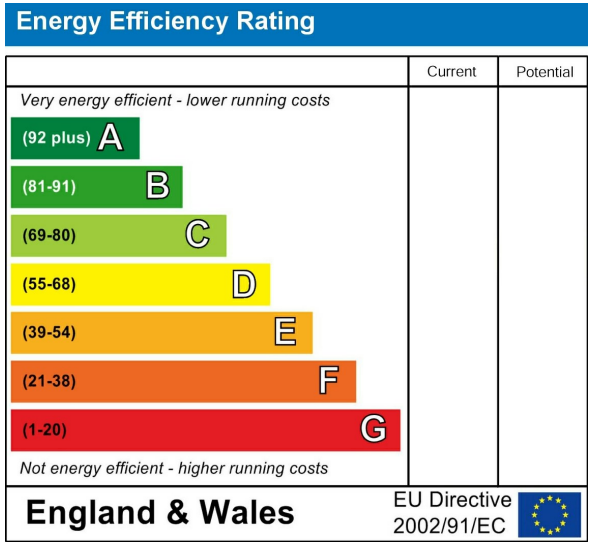
First Floor



Ground Floor

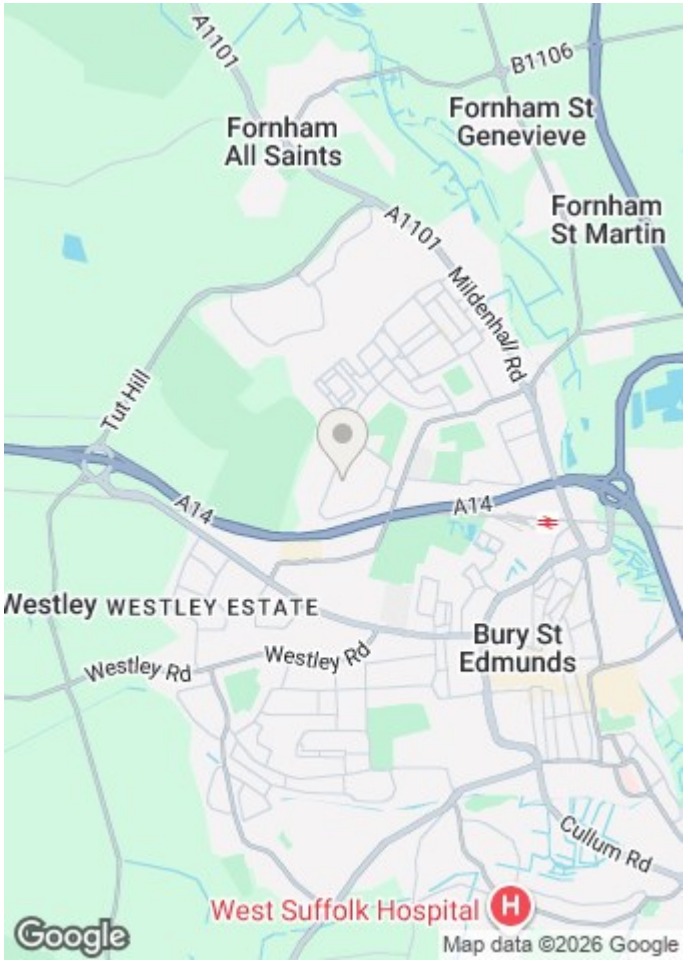
This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale, unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

ENERGY PERFOMANCE CERTIFICATE



PROPERTY SUMMARY

- HALL
- CLOAKROOM
- L-SHAPED LOUNGE/DINING ROOM
- KITCHEN
- 3 BEDROOMS
- SHOWER/WETROOM
- FRONT & REAR GARDENS
- GAS FIRED RADIATOR HEATING, UPVC DOUBLE GLAZING
- CONVENIENT FOR SCHOOLING, SHOPS, LEISURE CENTRE & BUS-ROUTE
- IDEAL FIRST-TIME OR INVESTMENT PURCHASE, FURTHER POTENTIAL TO RE-CONFIGURE ACCOMMODATION, NO CHAIN, EARLY VIEWING ADVISED



Bury St Edmunds
Suffolk IP30 9UH

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VIEWING:

Strictly by appointment with Coakley & Theaker

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i) The seller has agreed that these particulars are correct and an accurate description of their property. However, if there is any point which is particularly important to you, please contact the office and we will be pleased to check the information for you, especially if you are contemplating travelling some distance to view the property. ii) These particulars are for guidance purposes only. Most photographs are taken with a wide-angle lens. Contents, fixtures and fittings shown in photographs are not included unless specified. iii) The Agent has not tested any apparatus, equipment, fixtures and fittings or services and cannot
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