



**32 Rockingham Road,  
Bury St. Edmunds, Suffolk.**

**DAVID  
BURR**

# 32 ROCKINGHAM ROAD, BURY ST. EDMUNDS, SUFFOLK. IP33 2SE

The Cathedral town of Bury St Edmunds lies in West Suffolk at the heart of East Anglia famous for its Benedictine Abbey. The town has extensive facilities and amenities to cater for all walks of life and has exceptional transport links. The A14 bypasses the town and links the Midlands with the East coast. London via the M11 is 60 miles. The railway station offers services to Cambridge, Norwich and Ipswich with connections for London. A commuter rail link is available at Stowmarket.

A very well presented 3-bedroom home on the periphery of the Bury St. Edmunds town centre with **OFF-ROAD PARKING** and **GARAGING**.

## **A well-presented 3-bedroom family home with off road parking just a stone's throw from the Bury St. Edmunds town centre.**

**ENTRANCE HALLWAY:** With staircase rising to first floor, access to cloakroom and access to principal rooms on the ground floor. Door to:-

**SITTING ROOM:** 16'7" x 11'3" (5.07m x 3.43m). Window to front aspect and ample space for informal entertaining.

**KITCHEN/DINING ROOM:** 18'6" x 11' (5.66m x 3.37m). Recently re-fitted with a range of matching wall and base units, space for freestanding white goods including a washing machine, dishwasher and space for a freestanding fridge/freezer. Open plan layout with access to the dining area and access to the rear gardens. In addition, there is a cupboard housing the gas fired boiler.

### **First floor**

**LANDING:** With window to side aspect and doors to:-

**BEDROOM 1:** 14'9" x 11'4" (4.51m x 3.46m). A spacious double bedroom with fitted wardrobes, window to front aspect and door to:-

**ENSUITE:** 7'10" x 3'3" (2.39m x 1.01m). Shower with glass door, WC and hand wash basin.

**BEDROOM 2:** 12'7" maximum x 11'4" (3.85m x 3.46m). A double bedroom with window to rear aspect.

**BEDROOM 3:** 8'10" x 6'10" (2.69m x 2.10m). Window to rear.

**FAMILY BATHROOM:** 8'4" x 6'11" (2.55m x 2.11m). With white suite comprising WC, hand wash basin and panelled bath with shower attachment over. Frosted window to front aspect and storage cupboard housing the water cylinder.

### **Outside**

The gardens are predominantly laid to lawn with an area of terracing immediately abutting the rear and side of the property.

**GARAGE:** With parking space in front.

**TENURE:** A holding deposit of one week's rent will be required to process an application for a tenancy. One month's rent and 5 weeks security deposit will be payable prior to handover. Fees may be charged for late payment of rent, mislaid keys, etc.

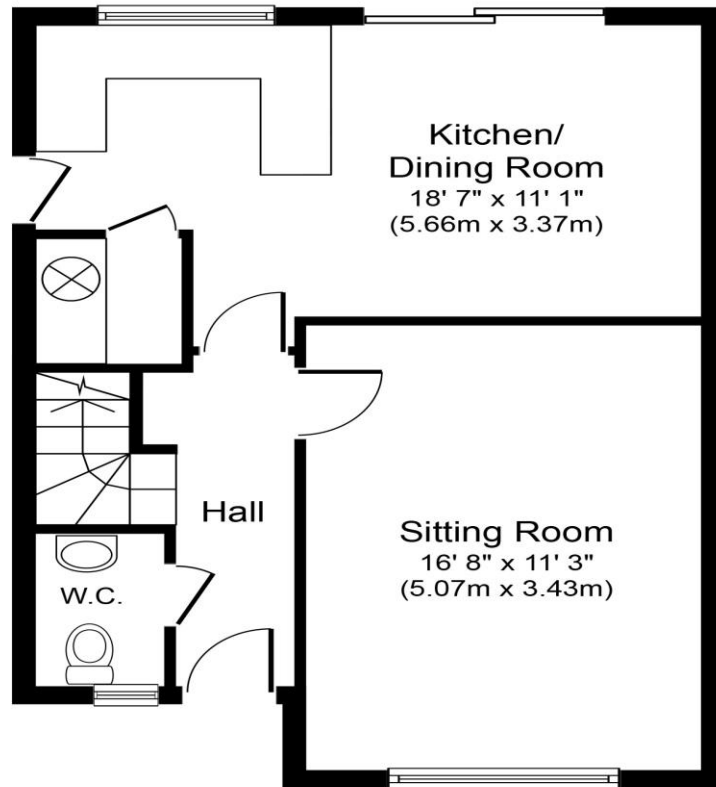
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**SERVICES:** Main water, drainage and electricity are connected. Gas heating. **NOTE:** None of these services have been tested by the agent.

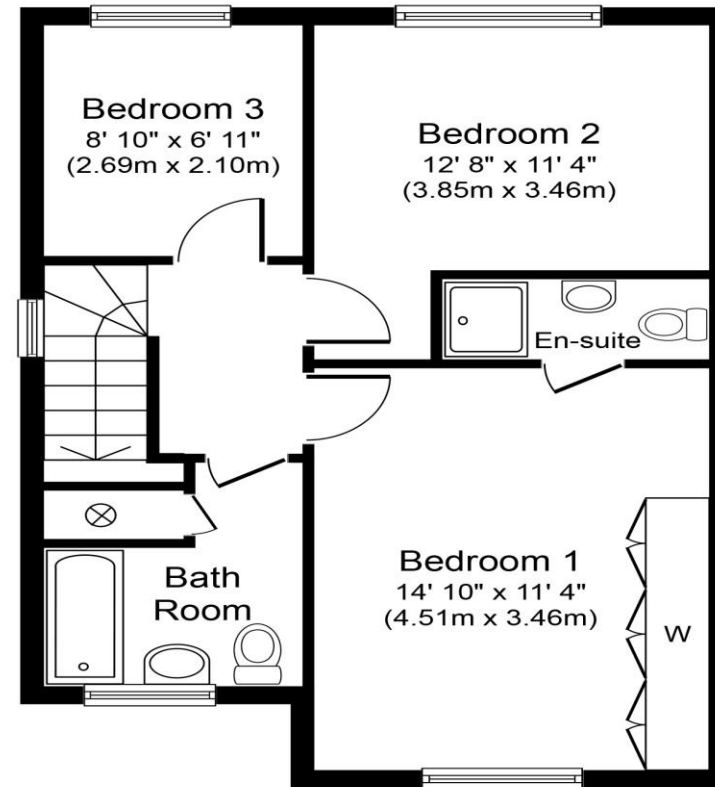
**LOCAL AUTHORITY:** West Suffolk District Council: 01284 763233.  
Council Tax Band: D - £1993.41 – 2023.

**VIEWING:** Strictly by prior appointment only through DAVID BURR  
Bury St. Edmunds 01284 725525.

**NOTICE:** Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.



**Ground Floor**  
Approximate Floor Area  
486 sq. ft.  
(45.2 sq. m.)



**First Floor**  
Approximate Floor Area  
486 sq. ft.  
(45.2 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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