



## 86 Rockingham Road, Bury St. Edmunds, Suffolk, IP33 2SE

If you have been looking for a property that is within walking distance of the town centre, this well presented modern terrace home is bound to be of interest.

The property, which occupies a pleasant position on the highly regarded Sextons Meadow, includes enclosed gardens, off road parking and a garage. In our opinion, the house would be perfect for first time buyers, those people looking to downsize or indeed as a perfect investment/rental opportunity.

- Well presented modern terrace home
- Sitting Room, kitchen/dining room
- 3 bedrooms, stylish refitted bathroom
- Gas central heating, uPVC sealed unit glazing
- Enclosed gardens, garage, off road parking
- Excellent access to the town centre

### Guide Price £290,000





## General Information

The property is situated within the popular and sought after Sexton's Meadow residential development, which is within walking distance of the town centre, Abbey Gardens and Theatre Royal. For those commuting there is also good access to the A14 which provides useful links to Cambridge, Ipswich and London/ Stansted Airport via the A11/M11.

The house occupies a pleasant setting within the development and benefits from gas fired central heating and uPVC sealed unit double glazing.

On the ground floor: The entrance hall gives access to the sitting room, which has a further door leading to the kitchen. Fitted with a range of units and worktop surfaces the kitchen features a good size understair storage cupboard, an integrated oven, a gas hob and a cooker hood. There is space for a washing machine and sliding patio doors lead out into the garden.

On the first floor: A landing area leads to the 3 bedrooms and stylishly refitted bathroom.

### Outside

The gardens to the front of the house have been landscaped for ease of maintenance. The enclosed rear gardens are also low maintenance and feature attractive block paving. A gate leads from the garden to the rear parking area, where the garage features an up-and-over door and there is a generous parking space situated at the front of the garage.

### Council Tax Band C

Agents note: The property is freehold, but because the garage is located underneath a neighbouring property, it is leasehold. We believe there to be 969 years remaining on the 999 year lease. There is an annual ground rent of £5 and a service charge of approximately £230 per year (to be confirmed)

### Directions

From Angel Hill proceed past Chequer Square into Crown Street and bear right into Sparhawk Street. Proceed through St Mary's Square into Southgate Street, continue to follow the road and shortly after Southgate Street becomes two-way. Turn right into Sextons Meadow and continue to follow the road. Take the second left turning into Rockingham Road and the property can be found on the left.

## Hall

Sitting Room 16'8 x 10'5 max overall  
(5.08m x 3.18m max overall)

Kitchen/Diner 13'11 x 8'9 (4.24m x 2.67m)

## First Floor Landing

Bedroom 1 13'10 x 9;11 max overall  
(4.22m x 2.74m;3.35m max overall)

Bedroom 2 9'0 x 7'8 (2.74m x 2.34m)

Bedroom 3 9'0 x 6'0 (2.74m'0.00m x 1.83m)

## Bathroom

## Garden

Garage 16'11 x 8'3 (5.16m x 2.51m)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C		67	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



