



St Peters Way, Thurston, Bury St. Edmunds, Suffolk, IP31 3RZ

MARK · EWIN
BURY ST EDMUNDS

St Peters Way,
Thurston,
Bury St. Edmunds,
Suffolk, IP31 3RZ

Offered For Sale with NO ONWARD CHAIN is this two-bedroom end of terrace bungalow occupying a corner plot position with the added convenience of a garage.

The well-served village of Thurston offers the convenience of a train station and a good array of facilities including local supermarkets, public houses, butchers, pharmacy, take-aways and schooling.

The property itself offers an entrance porch, a good-size sitting room, kitchen, conservatory, two bedrooms and a shower room.

Outside, the good-size front garden is enclosed by hedging, a pathway leads to the entrance flanked by lawn and mature planting. The rear garden is enclosed by fencing with side gate access, the garden is laid to lawn with a garden shed and green house. Parking is offered via a garage en-bloc.



Directions

Leaving the A14 at Junction 46 heading towards Stowmarket, turn left onto Thurston Road, turn right onto Church Road and left onto School Road, St Peters Way will be your second left and the property will be found on your right-hand side.

Location

The village of Thurston offers excellent local amenities including village shop, post office and schooling. The location gives easy access to the A14 towards both Bury St Edmunds and Ipswich. There is also a railway station and local bus service. The historic market town of Bury St Edmunds is approximately 6 miles away and provides an excellent range of schooling, shopping, cultural and recreational facilities.

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Accommodation:

Entrance Porch 3' 5" x 5' 5" (1.04m x 1.64m)

Sitting Room 12' 9" x 14' 4" (3.88m x 4.38m)

Kitchen 8' 5" x 8' 9" (2.56m x 2.67m)

Conservatory 6' 4" x 15' 5" (1.94m x 4.69m)

Inner Hall

Shower Room 5' 5" x 8' 3" (1.66m x 2.52m)

Bedroom One 10' 10" x 11' 1" (3.31m x 3.39m) maximum

Bedroom Two 8' 6" x 8' 6" (2.59m x 2.60m)

Outside

Front & Rear Gardens

Garage 8' 6" x 17' 9" (2.59m x 5.40m)

Additional information:

Tenure: Freehold

Council Tax Band: B

EPC Rating: TBC

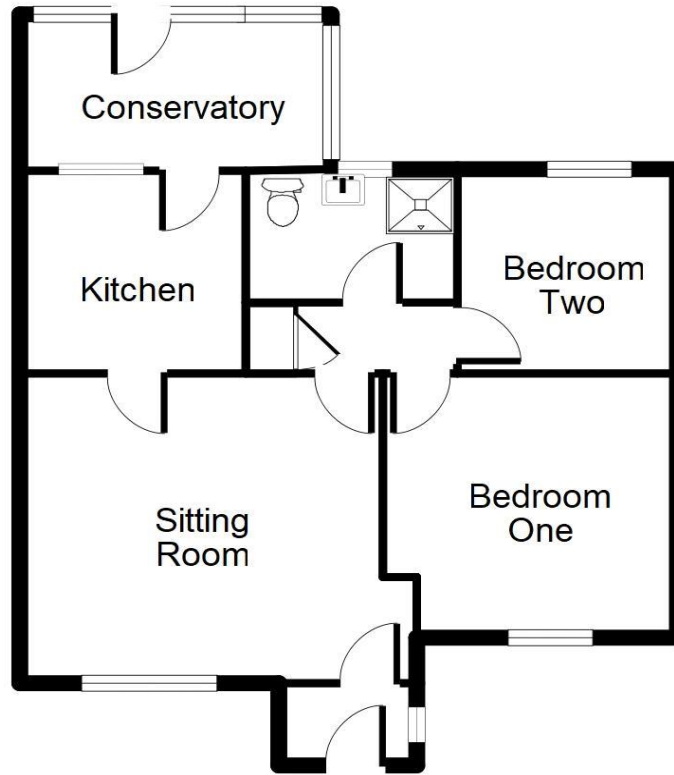
Services: Mains electric, drainage, gas and water.

Heating via gas fired central heating.

Please note none of the services have been tested by the selling agent.



Guide Price £225,000
Freehold



For identification only - Not to scale
(c) Visual Floor Planner

MONEY LAUNDERING REGULATIONS 2003: Purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

PLEASE NOTE: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the Agents.

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