



Hopton Road, Thelneyham, IP22 1JN

MARK · EWIN
BURY ST EDMUNDS

Hopton Road, Thelnetham, IP22 1JN

Located in a delightful rural location with field views is this two bedroom semi detached bungalow in the village of Thelnetham.

The property boasts an entrance porch, sitting/dining room, kitchen, two bedrooms and a bathroom.

Outside, the rear garden is mainly laid to lawn with a paved patio area. To the front, there is a small front garden laid to lawn with a path to the front door.

The property also benefits from off-road parking and a double garage.

Additional Information:

Tenure: Freehold

EPC Rating: D

Council Tax Band: B

Services: Mains Electric and Water.

Heating is offered via Oil Fired Central Heating. (Please note that none of these services have been tested by the selling agent)

*Agents Note: There is a Monthly cost of £68 to Havebury Housing Partnership for the Maintenance of the sewage.



Directions

Proceed out of Bury on the A143 towards Diss. Pass through the villages of Great Barton and Ixworth and upon reaching the village of Stanton take the left hand turning towards Barningham. Follow this road through Barningham and upon reaching the village of Hopton, take a right into Thelnetham Road and continue until the road changes to Hopton Road. Follow this road and the property can be found on the left hand side.

Location

The village of Thelnetham is situated in a semi rural setting close to the village of Hopton which is an extremely well served village with a great selection of amenities including Village store, primary school, post office, chip shop, dentists and hairdressers. There is a regular bus service to the town of Bury St Edmunds and easy access to the A143 towards Bury and Diss. The historic market town of Bury St Edmunds provides an excellent range of schooling, shopping, cultural and recreational facilities. There is good access to the A14 dual carriageway linking the east coast ports, Cambridge and London via

Accommodation:

Porch 5' 2" x 3' 6" (1.58m x 1.07m)

Sitting/Dining Room 16' 10" x 14' 5" (5.14m x 4.39m)

Kitchen 15' 5" x 9' 3" (4.71m x 2.83m)

Bedroom One 12' 0" x 9' 11" (3.67m x 3.01m)

Bedroom Two 9' 5" x 9' 10" (2.87m x 3.00m)

Bathroom 4' 10" x 9' 10" (1.48m x 2.99m)

Double Garage

Additional Information:

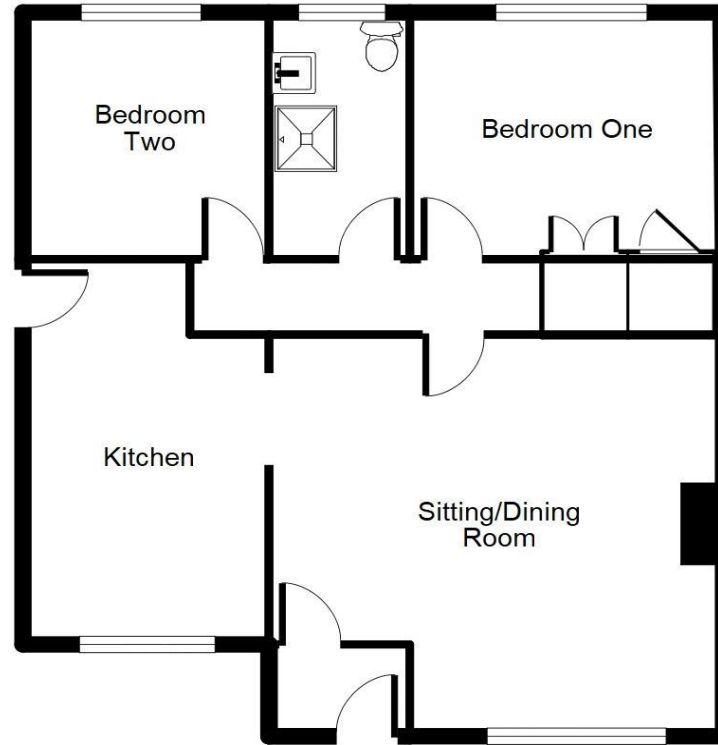
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Guide Price £230,000
Freehold





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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