



Bassett Road, Thurston, Bury St Edmunds, Suffolk, IP31 3UT

MARK · EWIN
BURY ST EDMUNDS

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A well-presented two-bedroom terraced property located in the popular and well-served village of Thurston. The property is sold on a 25% Shared Ownership basis.

The accommodation comprises of an entrance hall giving access to the sitting room and the conveniently placed cloakroom. From the sitting room, there is an open plan kitchen/dining room with base and eye level units providing ample cupboard space.

On the first floor, the landing has a useful airing cupboard, and the property offers two bedrooms, bedroom one benefitting from a built-in wardrobe and the family bathroom completes the accommodation, the bathroom offers a shower over the bath.

Moving outside, the property offers an allocated parking space, with the delightful rear garden offering a paved patio area with the remainder being laid to lawn and enclosed by fencing.

This is a Shared Ownership property from Flagship and as such any offeree will need to apply and be approved by Flagship. Criteria applies for eligibility of Shared Ownership Homes, for more information please contact the office.

Tenure: Leasehold

Term: 990 years from 05/05/2023

Term Remaining: 989

Shared Ownership Percentage: 25%

Rental on unowned Share: £461.33 Per Month

Service Charge: £12 Per Month

Insurance: £31.71 Per Month

Admin Fee: £0.82 Per Month

Services: Mains Gas, Electric, Water and Drainage. Heating offered via gas central heating.

(Please note that none of these services have been tested by the selling agent.)



Directions

From the A14 heading into the village of Thurston along Thurston and Beyton Road, turn right on to Station Hill and continue into Ixworth Road. Turn left into Double Road and then left again into Bassett Road where the property can be found.

Location

The village of Thurston offers excellent local amenities including village shop, post office, butchers public house, coop 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.

Accommodation:

Entrance Hall

Cloakroom

Sitting Room 14' 6" x 12' 2" (4.41m x 3.72m)

Kitchen/Dining Room 15' 6" x 9' 0" (4.73m x 2.74m)

Landing

Bedroom One 15' 6" x 9' 8" (4.73m x 2.94m)

Bedroom Two 15' 6" x 7' 9" (4.73m x 2.35m)

Bathroom

Rear Garden

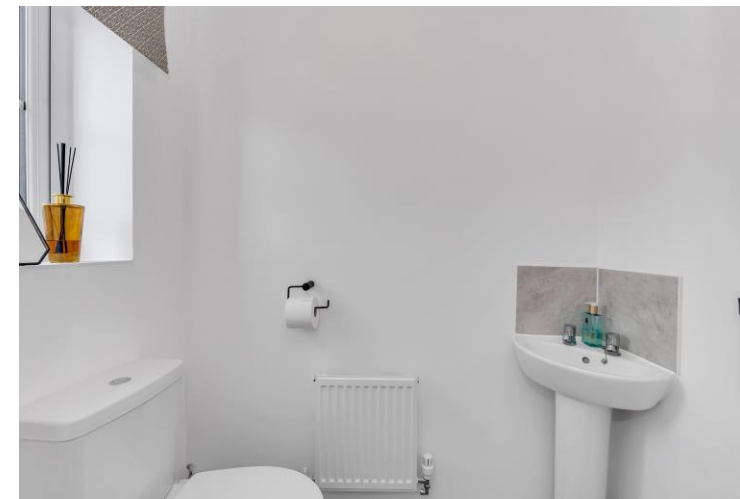
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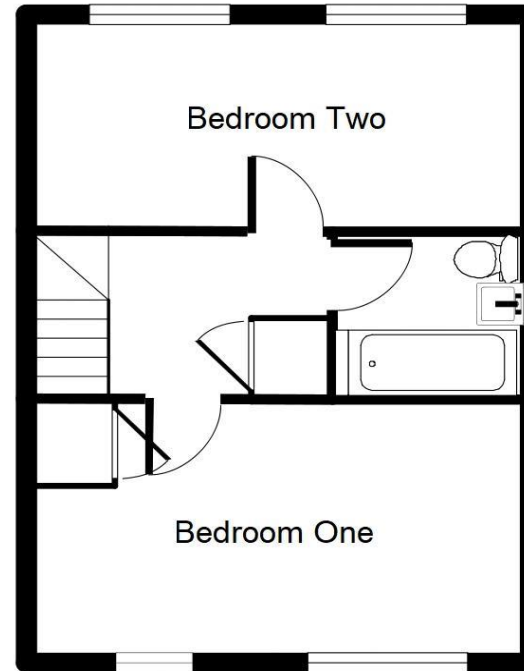
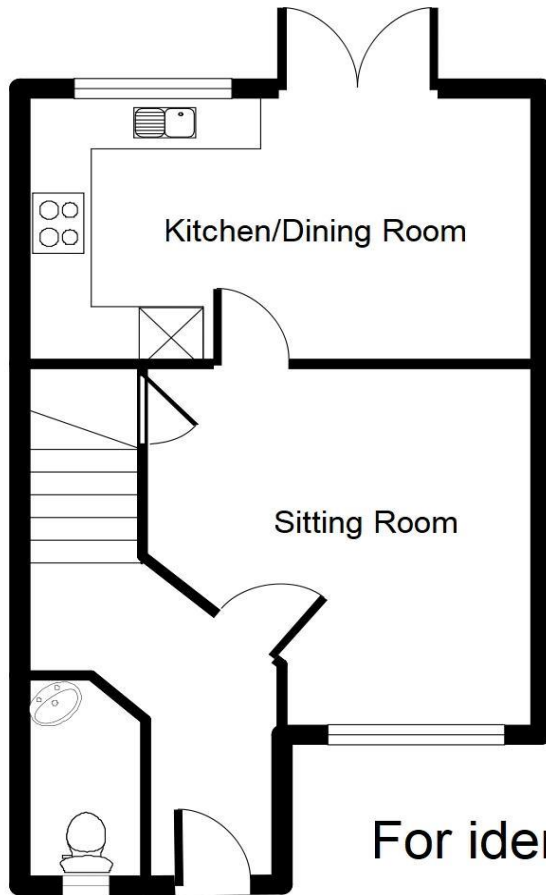
Council Tax Band: B

EPC Rating: B

Tenure: Leasehold

25% Shared Ownership £60,625
Leasehold





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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