



Thurston | Bury St. Edmunds | IP31 3RZ

Price £230,000 Freehold

 **your ipswich**
estate agents

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

We are pleased to be offering for sale this beautiful 2-bedroom mid terraced bungalow located in the village of Thurston which is just 4 miles from Bury St Edmunds, the bungalow is close to local shops including convenient stores, post office, butchers, fish & chip shop and public house plus main line railway station close by. The bungalow comprises entry into lounge, kitchen, 2 double bedrooms and wet room, double glazed throughout and gas centrally heated, established easy care gardens front & rear, garage with parking en-block. Viewing recommended.



ENTRY

14' x 12' 8" (4.27m x 3.86m) UPVC door with side panel into lounge, carpeted flooring, double glazed window to front aspect, radiator, doors to inner hallway and kitchen.

KITCHEN

8' 9" x 8' 5" (2.67m x 2.57m) Comprising eye level and matching base units with roll edge work tops, electric cooker to remain, under counter space for fridge & freezer, plumbing for washing machine, stainless steel sink with swan neck mixer tap, double glazed window and door to rear aspect, laminate flooring, radiator.



REAR LOBBY

Carpet flooring, airing cupboard housing New Worcester boiler fitted in August 2022, loft hatch, doors to bedrooms and wet room.

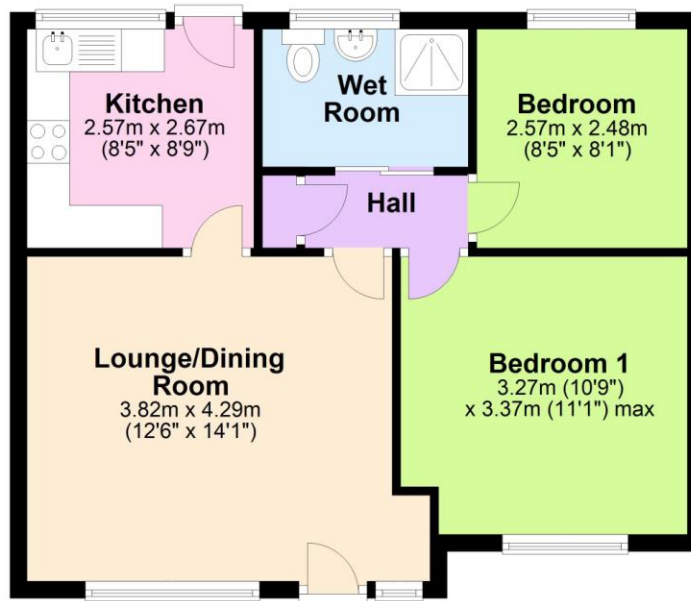
BEDROOM 1

11' 1" x 10' 9" (3.38m x 3.28m) Carpeted flooring, double glazed window to front aspect, radiator.



Ground Floor

Approx. 48.7 sq. metres (524.5 sq. feet)



Total area: approx. 48.7 sq. metres (524.5 sq. feet)

Expertly Prepared By david-mortimer.com - Not To Scale - For Identification Purposes Only
Plan produced using PlanUp.

BEDROOM 2

8' 5" x 8' 1" (2.57m x 2.46m) Carpeted flooring, double glazed window to rear aspect, radiator.

WET ROOM

8' 3" x 5' 5" (2.51m x 1.65m) Comprising low level WC, wash hand basin and shower, non-slip flooring, extractor fan, double glazed window to rear aspect, radiator.

OUTSIDE

Garage en-block pathway leading to front and rear gardens, front garden mainly laid to lawn, flower & shrub borders picket fencing surrounding, rear gardens low maintenance with bark area's raised deck area with pergola, patio area, rear gate to pathway back to garages.

COUNCIL

Mid Suffolk Council

Council tax band (B) £1,515.97

NEAREST SCHOOLS

Thurston Church of England primary school & Thurston Community college.

SERVICES

We understand all mains services are connected.

St. Peters Way
Thurston
BURY ST. EDMUNDS
IP31 3RZ

Energy rating

C

Valid until: 19 July 2028

Certificate number: 8202-1305-2929-5627-6383



VIEWING STRICTLY BY APPOINTMENT THROUGH YOUR IPSWICH

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