



Cloverfields, Thurston, Bury St. Edmunds, Suffolk, IP31 3TJ

MARK · EWIN
BURY ST EDMUNDS

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A two-bedroom terraced property located in the popular village of Thurston and with No Onward Chain.

The accommodation on the ground floor comprises a sitting room, fitted kitchen and conservatory leading to the garden. On the first floor, there are two bedrooms, the principal with a fitted wardrobe and the bathroom completes the accommodation. Outside, the garden is mainly laid with artificial grass with a paved patio area and garden shed. Parking is offered via a driveway to the front.

Additional Information

Tenure: Freehold

Mobile Coverage: EE, O2, Three & Vodafone are available in this area. (Source Ofcom)

Broadband: Standard, Superfast & Ultrafast are available in this area. (Source Ofcom)

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

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



Directions

Proceed out of Bury St Edmunds along Mount Road and when entering the village of Thurston at the cross roads go straight over into Thedwastre Road. Continue over the bridge taking the left hand turning into Cloverfields where the property will be located.

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:

Sitting Room 13' 9" x 13' 3" (4.20m x 4.03m)

Kitchen 13' 9" x 8' 8" (4.19m x 2.65m)

Conservatory 8' 9" x 7' 10" (2.67m x 2.40m)

Landing

Bedroom 10' 9" x 10' 3" (3.28m x 3.12m)

Bedroom 11' 5" x 7' 9" (3.49m x 2.36m reducing to 1.89m)

Bathroom 8' 2" x 5' 9" (2.50m x 1.76m)

Rear Garden

Additional Information:

Council Tax Band: B

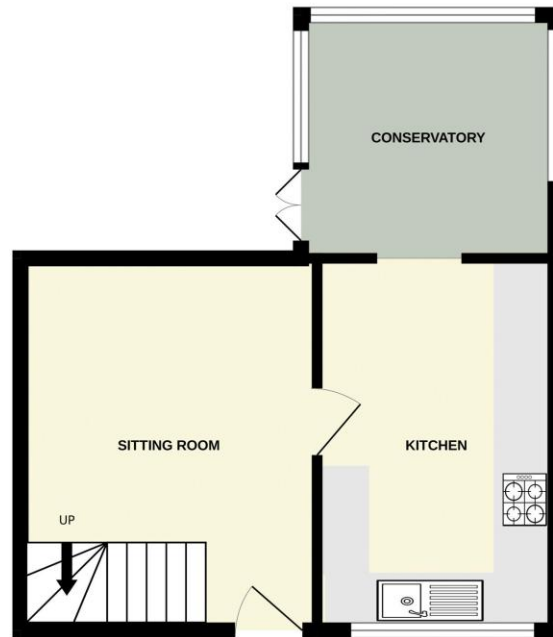
EPC Rating: TBC

Tenure: Freehold

Guide Price £210,000
Freehold



GROUND FLOOR
353 sq.ft. (32.8 sq.m.) approx.



1ST FLOOR
269 sq.ft. (25.0 sq.m.) approx.



TOTAL FLOOR AREA : 622 sq.ft. (57.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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