Mortimer & Gausden
INDEPENDENT ESTATE AGENTS

7 New Green Avenue, Thurston, Bury St. Edmunds, Suffolk, IP31 3TG

This modern terrace home occupies a superb location close to the centre of the popular and well served village of Thurston.

The house, which is within walking distance of the village railway station, is being sold with the benefit of having NO UPWARD CHAIN would be perfect for INVESTMENT BUYERS, FIRST-TIME BUYERS or indeed anyone looking to downsize.

- Well presented modern terraced home
- Occupying a sought after village setting
- Porch, sitting room, fitted kitchen/breakfast room
- 2 Good sized bedrooms, modern bathroom
- Gas fired central heating, Upvc sealed unit glazing
- Front and enclosed rear gardens, allocated parking

Guide Price £235,000

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General Information

Thurston is a thriving village with an extensive range of amenities on offer including, 2 schools, village stores/post office, new mini market, pharmacy, 2 public houses, garage, vets, nursery and its own railway station. A regular bus route heads to the nearby market town of Bury St. Edmunds where you will find a full range of shopping, educational and leisure facilities. The A14 is also easily accessed providing a fast route to both Ipswich and Cambridge.

Whether you are looking for your first home or perhaps a worthy addition to your investment portfolio, this well presented modern terrace is bound to appeal. The property, which is being sold CHAIN FREE, benefits from gas fired central heating and upvc sealed unit glazing.

On the ground floor: A useful entrance porch gives access to a good sized sitting room and onto the fitted kitchen/breakfast room, providing ample appliance space and room for a dining table, a door leads into the rear garden. On the first floor are 2 bedrooms and a modern bathroom.

Outside
To the front of the property are open plan gardens, which could potentially provide additional parking (subject to consent). The rear gardens are laid mainly to lawn and are enclosed by fencing with useful timber garden shed and rear access to an allocated parking space.

Council tax band - B

Directions
Leave Bury St. Edmunds along Mount Road, signposted Thurston. On reaching Thurston turn left at the 1st crossroads towards the village centre. Continue under the railway bridge and turn right at the mini roundabout into Station Hill. Continue past the station and Co-op mini market taking the next right into New Green Avenue. The property will be seen almost immediately on the left hand side marked by our for sale board.

Porch

Sitting Room 13'10 x 13'0 (4.22m x 3.96m)

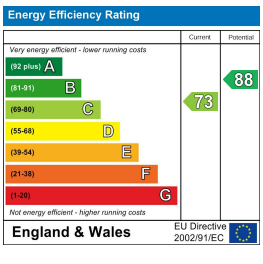
Kitchen/Breakfast room 13'10 x 8'6 (4.22m x 2.59m)

Bedroom 1 10'10 x 10'5 min (3.30m x 3.18m min)

Bedroom 2 10'11 x 8'0 max (3.33m x 2.44m max)

Bathroom

Gardens



Please Note: These details have been carefully prepared in accordance with the Sellers instructions, however their accuracy is not guaranteed. Measurements are approximate and where floor plans have been included, they serve purely as a guide to general layout and should not be used for any other purpose. The photographs displayed are also for promotional purposes only, and do not indicate the availability to purchase any of the fixtures and fitting. We have not tested any services or appliances, and potential purchasers should make their own enquiries to ensure that they are of a satisfactory working standard. Important: No person in the employment of Mortimer & Gausden Limited has any authority or ability to make or give warranty or representation whatsoever in relation to this property. If you are in any doubt as to the correctness of any of the content contained in either these details, our advertising or web site, please contact our offices immediately.

Kitchen / Breakfast Room
Sitting Room
Porch
Bedroom 2
Bathroom
Bedroom 1

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