Mortimer & Gausden

INDEPENDENT ESTATE AGENTS

20 Station Hill, Thurston,
Bury St Edmunds, Suffolk, IP31 3QU

Guide Price
£230,000

*A semi-detached house located close to all village amenities*

This modern semi detached 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, would be perfect for INVESTMENT BUYERS, FIRST-TIME BUYERS or indeed anyone looking to downsize.

The property, which benefits from gas-fired central heating and uPVC sealed unit glazing, has recently been internally redecorated throughout, making it perfect for potential landlords wanting to move a tenant straight in.

With enclosed gardens to the rear and allocated parking, an early internal inspection is highly recommended.

- CHAIN FREE - Semi detached home
- Occupying a very well served location
- Sitting room , kitchen/diner, rear porch
- 2 Good sized bedrooms, bathroom
- Enclosed gardens, allocated parking
- Gas central heating, uPVC glazing
- Excellent first time buy or investment

Whether you have been looking for your first home somewhere for your young family or perhaps something for investment, this well-located semi-detached house is bound to appeal.

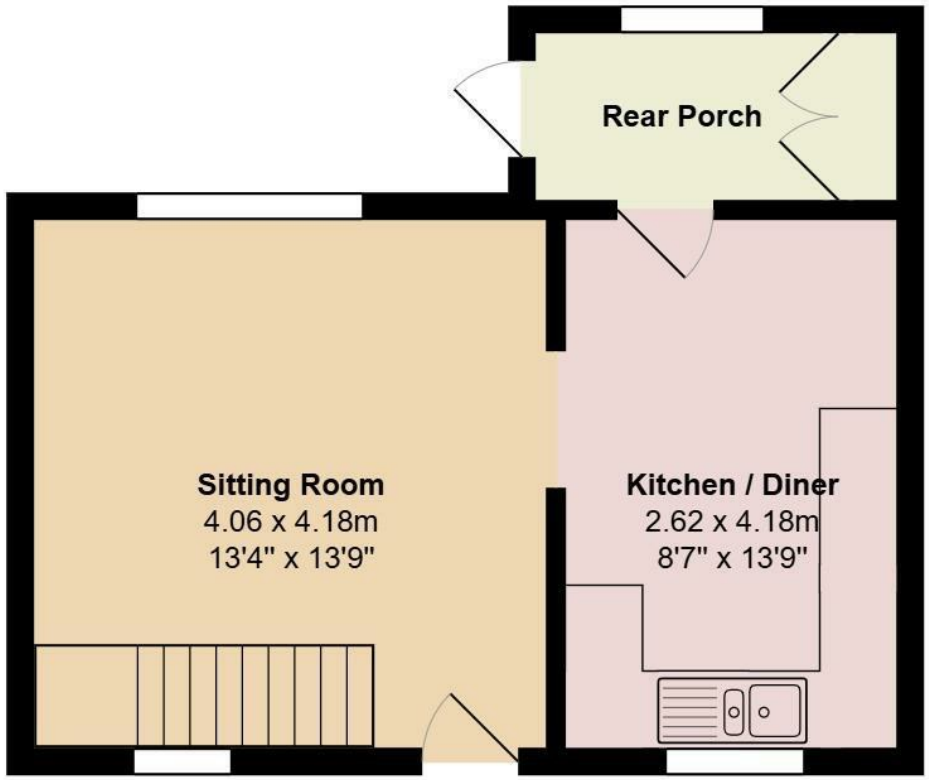
On the ground floor:
The front entrance door leads into the good-sized sitting room with a staircase to the first floor and wood laminate flooring. The kitchen has space for a small dining table and includes a range of units with plumbing for an automatic washing machine and an integrated oven, hob, and cooker hood. Leading off the kitchen is a very useful rear porch with large built-in storage. A glazed door leads to the rear garden.

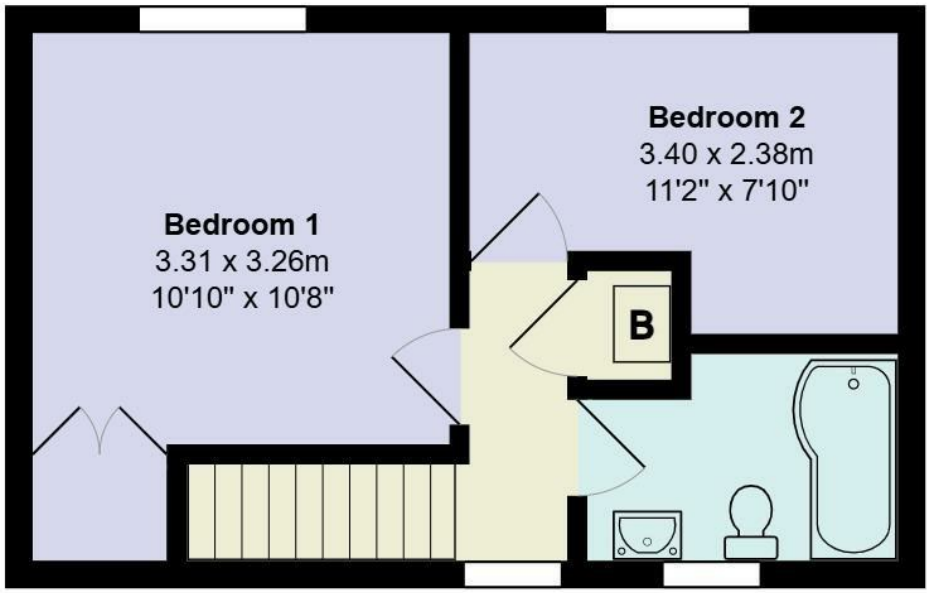
On the first floor:
A light and bright landing area leads to both bedrooms and the bathroom. Bedroom one has built-in wardrobe storage, and although bedroom two is a slightly irregular shape, it is large enough to accommodate a double bed.

Outside:
The property occupies a slightly elevated position to the front, away from the road set behind mature hedging. The rear gardens are fence enclosed and include a useful garden shed and timber decking area. A rear access leads to allocated parking.

Agents note: We would expect the rental value of this property to be around £1150 PCM

COUNCIL TAX - BAND B - Mid Suffolk
ENERGY PERFORMANCE RATING - C
SERVICES - Mains water, electricity, gas and drainage
BROADBAND - Ofcom states Ultrafast broadband is available
Mobile - Ofcom states all mobile phone providers are likely
WHAT3WORDS ///glosses.compiled.clockwork

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