



5 The Row, Long Thurlow, Bury St. Edmunds, IP31 3JD

EVERYTHING TO DO and ALL TO GAIN. If you are looking for a project and have the ability to fully refurbish a property, this early Victorian cottage is bound to be of interest.

Occupying a pleasant semi rural setting, the property will require complete modernisation and refurbishment, but has the makings of a lovely home and an excellent investment.

- Early Victorian cottage requiring complete refurbishment
- Good sized sitting room, kitchen
- 3 Bedroom, bathroom. No heating or hot water
- Good sized rear gardens, garage
- Realistically priced with great potential

Guide Price £175,000



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General Information

The property occupies a pleasant semi rural position within Long Thurlow, which is a small village/hamlet approximately 12 miles northeast of Bury St. Edmunds. The neighbouring village of Badwell Ash (1.2 miles away) provides a range of amenities including a village store and a thriving local pub. The large market town of Bury St Edmunds offers an excellent range of educational, recreational and shopping facilities. Stowmarket is around 9 miles south-east and has a mainline rail link to London Liverpool Street.

As previously mentioned the property will require complete refurbishment although, as far as we know appears structurally sound. There is no heating other than a wood burner and currently, there is no hot water. The kitchen is very basic and will need refitting as will the bathroom.

Whilst the house clearly needs improving it has been realistically priced to reflect this and has the potential to become a lovely home – making an early viewing highly recommended.

On the ground floor: The sitting room has a brick fireplace with wood burner. The kitchen has a staircase to the first floor and a door to the rear gardens.

On the first floor: A small landing area leads to all 3 bedrooms. The bathroom is currently accessed through bedroom 3, but no doubt this could be reconfigured.

Outside
The gardens are formed to the rear of the house and are of a good size with a garage, parking and brick out building.

COUNCIL TAX – BAND B

Directions
Leave Bury St. Edmunds on the A143 Diss Road. Continue through Great Barton. On reaching The Bunbury Arms Public House turn right onto Thurston Road then immediately left onto the Pakenham Road. Continue through Pakenham and on reaching the crossroads with the A1088 continue straight across towards Stowlangtoft and Hunston. Stay on this road and continue into the village centre of Badwell Ash. Turn right onto Richer Road and head out into open countryside. As you enter Long Thurlow, The Row will be seen on the left hand side with the cottage being marked by our for sale board.

Sitting Room 16'0 x 13'11 (4.88m x 3.9959m)

Kitchen 16'0 x 7'4 (4.88m x 2.24m)

First Floor

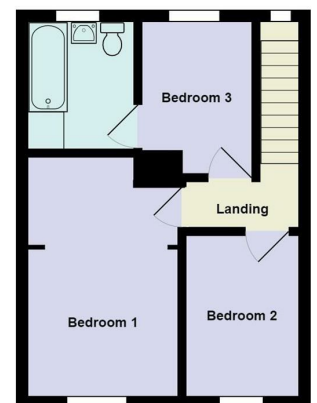
Bedroom 1 13'0 x 8'8 (3.96m x 2.64m)

Bedroom 2 9'4 x 6'6 (2.84m x 1.98m)

Bedroom 3 8'10 x 6'4 (2.69m x 1.93m)

Bathroom 7'5 x 6'1 (2.26m x 1.85m)

Gardens



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		30	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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