



Bassett Road, Thurston, Suffolk, IP31 3UT

MARK · EWIN
BURY ST EDMUNDS

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Located in the popular and well-served village of Thurston is this three-bedroom end of terrace home with well-presented accommodation. The property is offered as 80% of the full value under the discounted marketing scheme.

The property offers a welcoming entrance hall, a light and bright sitting room, cloakroom and kitchen/breakfast room. The kitchen offers an attractive range of gloss white wall and base level units incorporating a built-in oven with extractor over and the room offers plenty of space for a table and chairs. From the kitchen dining room French doors open to the rear garden. Moving to the first floor, the three bedrooms can be found, the principal bedroom benefits an en-suite shower and the family bathroom completes the accommodation.

Outside, a pathway leads to the entrance door flanked by shingle and pots. The rear garden has a lawned area with a paved patio area and a path leading to a further raised patio area and garden shed. The property benefits from off-road parking.

Agents Note: This property is listed under a discounted marketing scheme and a perspective buyer will need to meet the criteria of Mid Suffolk District Council and must have a local connect to the area. For more information, please contact the office.

Additional information:

Tenure: Freehold

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

Mobile Coverage: EE, Three, O2 & Vodafone are 'likely'. (Source Ofcom)

Services: Mains electric, gas, drainage and water. Heating via gas fired central heating.

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



Directions

From the A14 heading into the village of Thurston along Thurston and Beyton Road, turn right on to Station Hill and continue into Ixworth Road. Turn left into Double Road and then left again into Bassett Road where the property can be found.

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.

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Accommodation:

Entrance Hall

Cloakroom 5' 7" x 3' 0" (1.70m x 0.92m)

Sitting Room 14' 3" x 12' 2" (4.34m reducing to 2.42m x 3.70m reducing to 2.49m)

Kitchen/Breakfast Room 15' 4" x 8' 10" (4.68m x 2.68m)

Landing 8' 11" x 5' 11" (2.72m x 1.80m)

Bedroom One 11' 11" x 9' 6" (3.64m reducing to 2.97m x 2.90m)

Ensuite 6' 3" x 5' 4" (1.90m x 1.63m)

Bedroom Two 9' 2" x 7' 9" (2.80m x 2.35m)

Bedroom Three 7' 7" x 5' 11" (2.32m x 1.80m)

Bathroom 6' 1" x 5' 10" (1.85m x 1.79m)

Rear Garden

Two Parking Spaces

Additional Information:

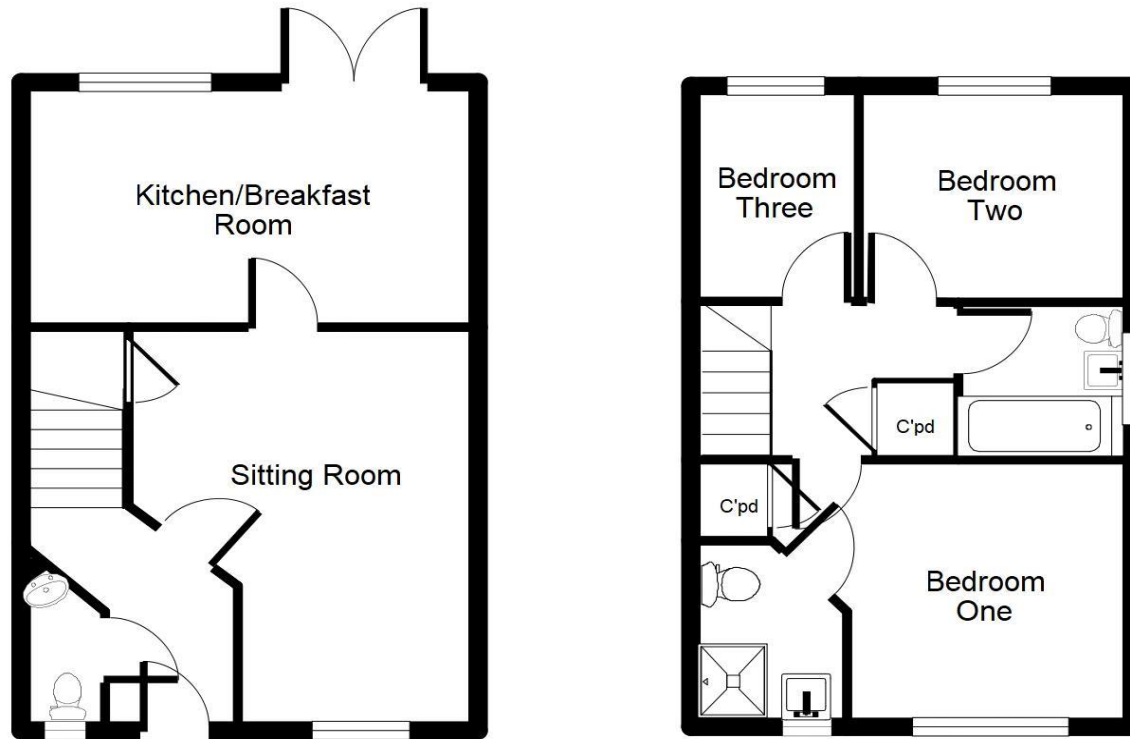
Council Tax Band: B

EPC Rating: B

Tenure: Freehold

Offers Over £240,000
Freehold





For identification only. (Not to scale)
(c) Visual Floor Planner

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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