



**Thurston Granary Station Hill, Thurston Bury St. Edmunds IP31  
3QU**

**welcome to**

## **Thurston Granary Station Hill, Thurston Bury St. Edmunds**

- No Onward Chain & Investors Only
- One Bed Flat
- First Floor Accommodation
- Allocated Off Road Parking
- Walking Distance From Amenities

Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2021. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

**£145,000**

**view this property online** [williamhbrown.co.uk/Property/BGS109002](http://williamhbrown.co.uk/Property/BGS109002)



**Property Ref:**

BGS109002 - 0019

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

### **Communal Entrance**

Double doors using a fob and access to stairs to first floor.

### **Entrance Hall**

Plastered ceiling with spot lights, external fire door to front, internal door to lounge, kitchen, bathroom, airing cupboard and bedroom, electric radiator, sockets and laminate flooring.

### **Living Space / Kitchen**

20' 10" x 11' 1" MAX ( 6.35m x 3.38m MAX )

#### **Kitchen Area -**

Plastered ceiling with spot lights, variety of wall and base units with sink and drainer, oven and induction hob with extractor hood over, integrated fridge, space for multiple white goods, sockets and laminate flooring

#### **Lounge Area -**

Plastered ceiling with fitted light, window to rear aspect, electric radiator, sockets, TV point and laminate flooring.

### **Bedroom One**

11' 9" x 10' 3" ( 3.58m x 3.12m )

Plastered ceiling with fitted light, window to rear aspect, radiator, sockets and laminate flooring.

### **Bathroom**

Plastered ceiling with spot lights, frosted window to rear aspect, bath unit with double shower attachment over, fitted W.C, and hand wash basin, base unit, heated towel rail and laminate flooring.

### **External**

Allocated parking space and communal solar panels.

### **Location**

Located in the highly sought after village of Thurston, we're pleased to present this one bed flat. This property is in a prime spot being close to all the local amenities, train station and providing easy access to the A14 for short commutes to the beautiful market town of Bury St Edmund which is only four miles away.



**william h brown**



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