

BUCKS

PROPERTY AGENTS



42 Howes Avenue, Thurston, Bury St. Edmunds, IP31 3PY
Offers In Excess Of £250,000

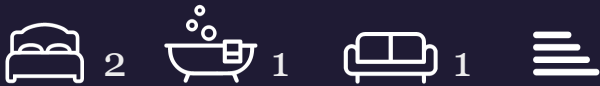
- Update & Fully Modernised
- 2 Bedrooms
- Modern Fitted Bathroom
- End Terraced
- Popular Village Location with Amenities
- Modern Fitted Grey Kitchen
- Parking for 2 Vehicles

42 Howes Avenue, Bury St. Edmunds IP31 3PY

Bucks Property Agents are delighted to offer for sale this TWO DOUBLE BEDROOM END TERRACED HOME situated in the very popular village of THURSTON. The property affords many features and has been completely MODERNISED & UPDATED by the present vendors to include modern fitted kitchen & bathroom, gas radiator central heating and new flooring and updating to all rooms. The property also has the benefit of a driveway with parking for 2 vehicles and also a private rear garden.

Thurston is situated close to Bury St Edmunds and offers easy access to the A14 dual carriageway giving fast road links to Cambridge, Stowmarket, Ipswich etc. Thurston also has a train station and many amenities including post office, petrol station, high school, new primary school, 3 shops and 2 public houses.

The agents strongly recommend viewing at the earliest convenience to appreciate the accommodation on offer.



Council Tax Band: B



ENTRANCE HALL:

With hanging for coats, radiator and door leading to:

SITTING/DINING ROOM:

With TV point, telephone point, two radiators, gas central heating thermostat, window to the front, understairs cupboard, door leading to kitchen, staircase and smoke alarm.

MODERN KITCHEN:

With modern grey fitted high & low level units, ceramic hob, extractor fan, electric oven, integrated fridge freezer, integrated dishwasher & washing machine, boiler housed in cupboard, RCD board, radiator, LED under counter lights, breakfast bar, built in wine rack, window to the rear overlooking the back garden and door to the back garden

STAIRS TO LANDING:

With radiator, airing cupboard, loft hatch which is fully boarded.

BEDROOM 1:

With window to the front, radiator, TV point, built in wardrobe and free standing wardrobes.

BEDROOM 2:

With window to the rear, radiator and built in cupboard

BATHROOM:

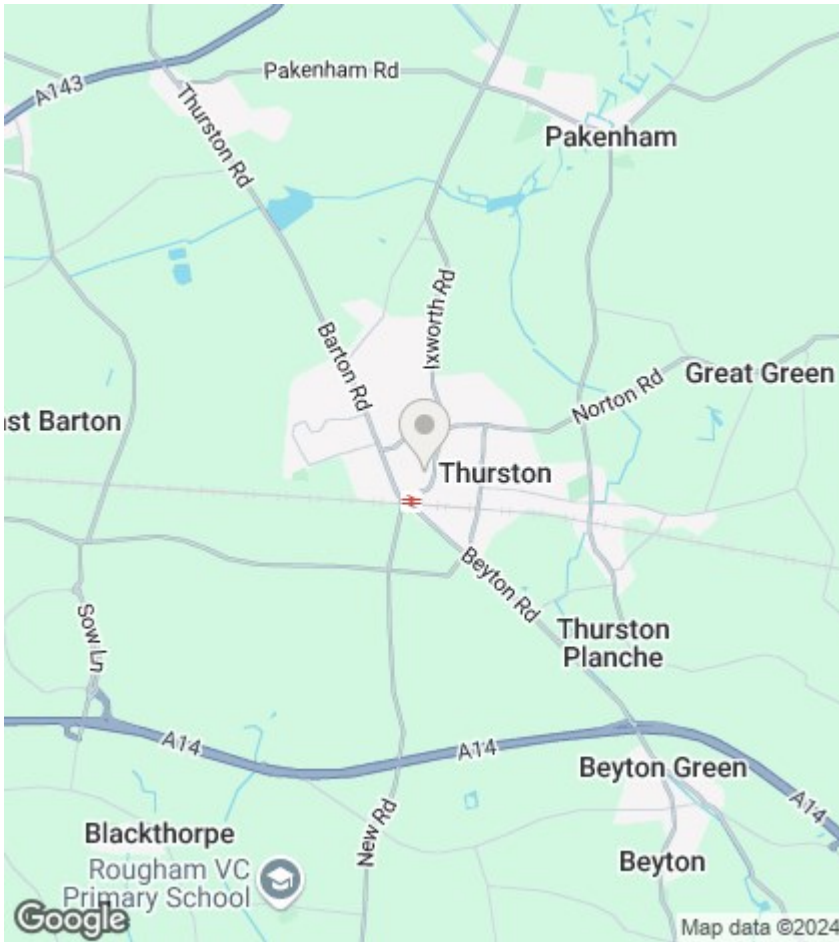
With low level WC, sink with mixer tap and storage beneath, shower in separate cubicle, two extractor fans, window to the side and radiator towel rail.

OUTSIDE:

To the front of the property is a gate and fencing with shingle and pathway leading to the front door. To the side of the property is parking for 2 vehicles. The rear garden has a patio area for BBQ and sitting area, steps, garden shed, lawn, bark border surrounding lawn, outside tap and gate leading to the parking area.

Disclaimer

The vendors are related to a member of staff at Bucks Property Agents.



Directions

Viewings

Viewings by arrangement only.
Call 01449614700 to make an appointment.

EPC Rating:

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