

# BUCKS

PROPERTY AGENTS



31 Pond Field Road, Thurston, IP31 3FJ

Asking Price £173,000

- Two Bedrooms Terraced House
- Sealed Unit Double Glazing
- Immaculately Presented
- Close to Bury St Edmunds
- Village Location
- Downstairs Cloakroom
- Gas Radiator Central Heating
- Four Year Old Property
- Off Road Parking
- 70% Shared Ownership



# 31 Pond Field Road, Thurston IP31 3FJ

Welcome to Pond Field Road, Thurston - a charming end-terrace house that exudes warmth and comfort. This delightful property boasts a cosy reception room, perfect for relaxing or entertaining guests. With two inviting bedrooms, there's ample space for a small family or guests to stay over. The well-maintained bathroom ensures convenience and comfort for all residents.

Situated in a peaceful neighbourhood, this house offers the luxury of parking for two vehicles - a rare find in such a desirable location. Owned since new four years ago, this property has been lovingly cared for and is in immaculate condition, ready for you to move in and make it your own.

Thurston village is set in the beautiful suffolk countryside with a range of amenities such as local business, cafe, co-op, school and is only 4 miles away from the historical town of Bury St Edmunds that offers something for everyone as well as its own railway station with main links to London Liverpool Street, Bury St Edmunds, Cambridge and Ipswich. There is also easy access to the A14 corridor.

Whether you're a first-time buyer, a small family, or someone looking to downsize, this house on Pond Field Road is a fantastic opportunity not to be missed. Don't hesitate to make this charming property your new home sweet home.

\*\*\*Sale of property subject to certain terms and conditions please contact the agent for more information.\*\*\*



Council Tax Band: B



#### **Sitting Room:**

With window to front, TV point, telephone point, stairs to first floor, useful built in storage and radiator.

#### **Cloakroom:**

With low level WC, pedestal basin, laminate flooring and radiator.

#### **Kitchen:**

With window to rear, range of high and low level units, matching worktops and splashbacks, stainless steel sink and drainer. Electric oven and gas hob with extractor hood and fan, plumbing for washing machine, space for fridge freezer. Large understairs cupboard, wall mounted combi boiler and laminate flooring.

### **FIRST FLOOR**

#### **Landing:**

With loft access.

#### **Bedroom One:**

With window to rear and radiator.

#### **Bedroom Two:**

With window to front, shelving, built in cupboard and radiator.

#### **Bathroom:**

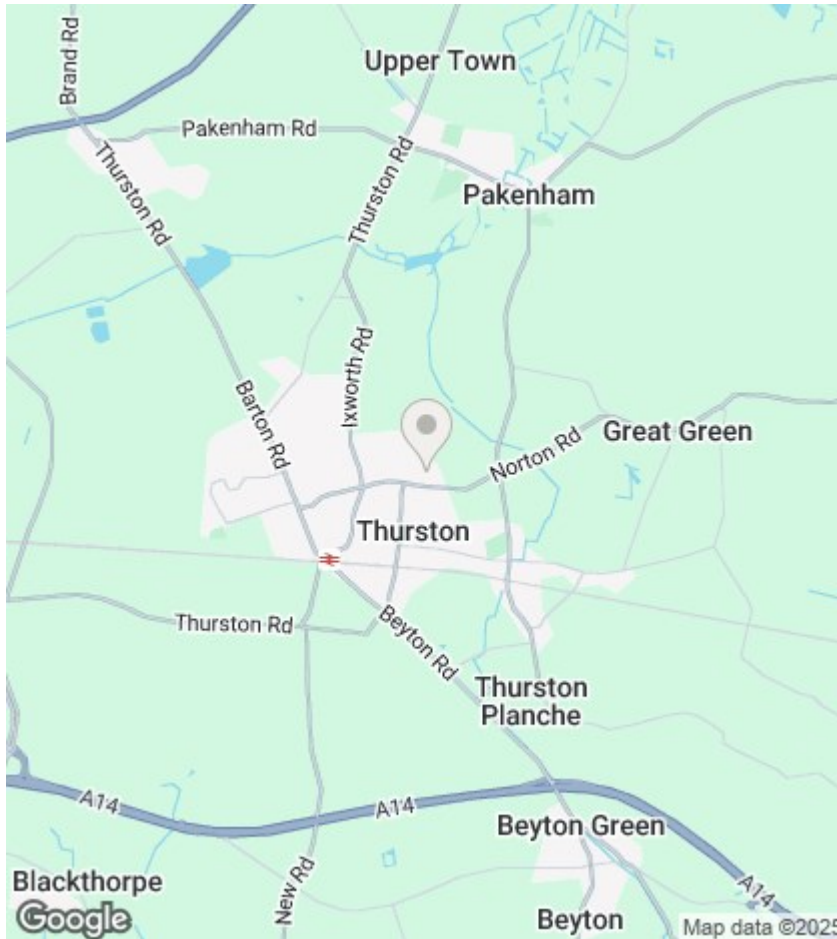
Bath with mixer tap, shower attachment with shower screen, low level WC, pedestal basin, laminate flooring and radiator.

#### **Outside:**

There is a shared driveway to the front of the property leading to two off road parking spaces. A side gate leads to the rear garden that comprises of a patio area, lawn, two sheds, shrub borders, outside tap, freesta satellite and for privacy and seclusion the garden is surrounded by fencing.

#### **AGENT NOTES:**

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## Directions

Head north on Market Pl towards Tavern St/B1115 Turn right at the 1st cross street onto Station Rd W/B1115 Turn left onto Gipping Way/A1308 Go through 1 roundabout At the roundabout, take the 2nd exit onto Tot Hill/A1308 At Tot Hill Jct, take the 2nd exit onto A1308 At Tot Hill Jct, take the 1st exit onto the A14 slip road to Bury/St Edmunds Merge onto A14 At junction 46, exit towards Beyton/Thurston Continue onto Tostock Rd Turn right onto The Green Continue onto Thurston Rd Continue onto Beyton Rd Turn right onto Thedwastre Rd Continue onto Sandpit Ln Turn right onto Norton Rd Turn left onto Pond Fld Rd Destination will be on the left

## Viewings

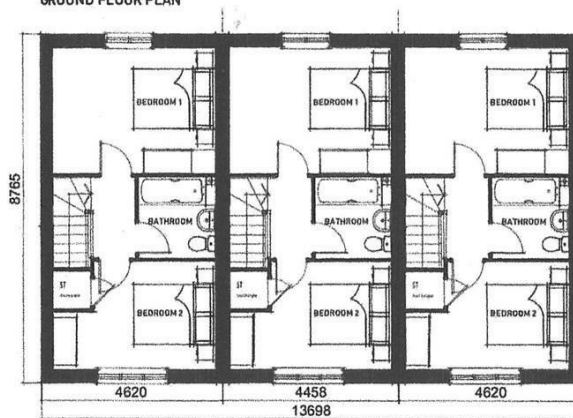
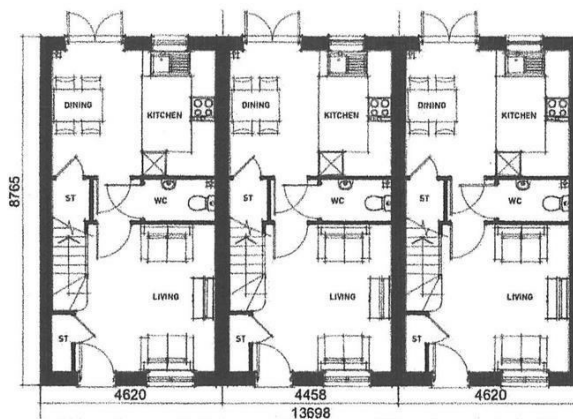
Viewings by arrangement only.

Call 01449614700 to make an appointment.

## EPC Rating:

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>97</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



1:100 Scale  
0 2 5m