



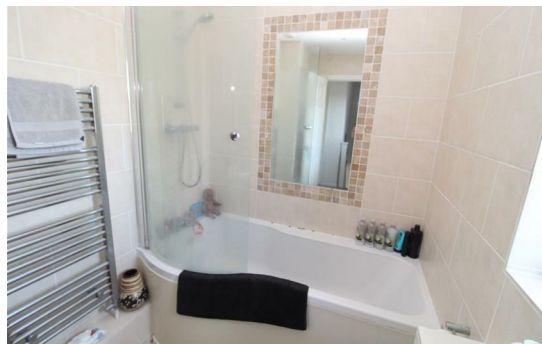
Mortimer &  
Gausden

INDEPENDENT ESTATE AGENTS

20, Station Hill, Thurston,  
Bury St Edmunds, Suffolk, IP31 3QU

Guide Price  
£230,000





## A well located semi detached house

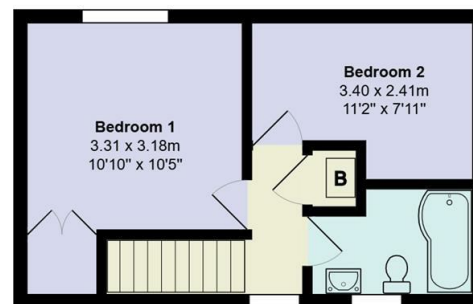
This modern semi detached home occupies a superb location close to the centre of the popular and well served village of Thurston.

The house, which is within walking distance of the village railway station, is being sold with the benefit of having NO UPWARD CHAIN would be perfect for INVESTMENT BUYERS, FIRST-TIME BUYERS or indeed anyone looking to downsize.

The property, which benefits from gas-fired central heating and uPVC sealed unit glazing, includes enclosed gardens and allocated parking.

COUNCIL TAX - BAND B - Mid Suffolk  
 ENERGY PERFORMANCE RATING - C  
 SERVICES - Mains water, electricity, gas and drainage  
 BROADBAND - Ofcom states Ultrafast broadband is available  
 Mobile - Ofcom states all mobile phone providers are likely  
 WHAT3WORDS ///glosses.compiled.clockwork

- CHAIN FREE - semi detached village home
- Occupying a popular and well served location
- Sitting room , kitchen/diner, rear porch
- 2 Good sized bedrooms, bathroom
- Enclosed gardens, allocated parking
- Gas central heating, uPVC glazing



Please Note: These details have been carefully prepared in accordance with the Sellers instructions, however their accuracy is not guaranteed. Measurements are approximate and where floor plans have been included, they serve purely as a guide to general layout and should not be used for any other purpose. The photographs displayed are also for promotional purposes only, and do not indicate the availability to purchase any of the fixtures and fittings. We have not tested any services or appliances, and potential purchasers should make their own enquiries to ensure that they are of a satisfactory working standard. Important: No person in the employment of Mortimer & Gausden Limited has any authority or ability to make or give warranty or representation whatsoever in relation to this property. If you are in any doubt as to the correctness of any of the content contained in either these details, our advertising or website, please contact our offices immediately.

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