



Granville Cottage Great Green, Bury St. Edmunds, IP31 3SL

Offers in excess of £240,000

Charming Cottage | Desirable Village Location | No Onward Chain

Situated in the desirable village of Thurston, Granville Cottage offers characterful accommodation extending to approximately 65 sq m, with no onward chain.

The property comprises a sitting/dining room, kitchen, utility room, shower room, conservatory and two first-floor bedrooms. Outside, the cottage enjoys traditional features and a gravelled frontage, offering an excellent opportunity for a new owner to make it their own.

Thurston offers a range of local amenities, including shops and schooling, together with a railway station providing connections towards Bury St Edmunds, Ipswich and Cambridge. The village also benefits from convenient road links and a welcoming community.

Rich in rural heritage, Thurston has a long agricultural history, while the arrival of the railway in 1846 helped shape the village's development.

An appealing opportunity to enjoy village life in a convenient Suffolk location. Early viewing is recommended.



Disclaimer

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 will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
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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		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



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