

Maltings Garth, Thurston, Bury St. Edmunds, Suffolk, IP31 3PP

MARK·EWIN
BURY ST EDMUNDS

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Set within the sought-after village of Thurston, this attractive detached two-bedroom chalet-style home offers versatile accommodation, driveway parking, a garage and an easy-to-maintain garden. Offering further scope for improvement and potential to extend, subject to obtaining any necessary consents. Lovingly improved and cared for by the current owner, the property offers a wonderful opportunity for its next owners to make it their own.

Whilst the kitchen and bathroom would benefit from updating, they provide the perfect blank canvas to create a home tailored to individual tastes and requirements.

On the ground floor, the property comprises an entrance hall, bright sitting room, kitchen leading through to a utility room with sliding doors providing access to the garden.

A downstairs bathroom completes the ground floor accommodation.

On the first floor, there are two double bedrooms.

Outside, the low-maintenance rear garden features a paved patio, seating area and thoughtfully planted flower beds.

The garage has direct access from the garden. To the front a driveway provides access to the garage and extensive parking.

Additional Information;

Tenure: Freehold

EPC Rating: D

Council Tax Band: C

Mobile Coverage: EE, O2, Three & Vodafone are available in this area, but coverage may be variable. (Source: Ofcom)

Broadband: Standard and Superfast broadband are available in this area via Openreach (Source: Ofcom).

Services: Mains Electric, Water, Drainage, Heating via Gas Central Heating (Please note that none of these services have been tested by the selling agent.)

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Directions

Leave Bury St Edmunds heading east along the A14 towards Ipswich, at Junction 46 turn off the A14 heading into the village of Thurston. At the end of the road turn right heading under the railway bridge. At the mini roundabout turn left onto Barton Road, continue along Barton Road and turn left into Heath Road and left again into Maltings Garth.

Location

The village of Thurston offers excellent local amenities including village shop, post office and schooling. The location gives easy access to the A14 towards both Bury St Edmunds and Ipswich. There is also a railway station and local bus service. The historic market town of Bury St Edmunds is approximately 6 miles away and provides an excellent range of schooling, shopping, cultural and recreational facilities.

Accommodation:

Entrance Hall 4' 10'' x 15' 5'' (1.47m x 4.70m)

Kitchen 12' 9'' x 12' 7'' (3.88m x 3.83m)

Hall 3' 8'' x 2' 11'' (1.12m x 0.89m)

Sitting Room 11' 9'' x 20' 11'' (3.58m x 6.37m)

Bathroom 8' 11'' x 5' 2'' (2.72m x 1.57m)

Bedroom 12' 8'' x 14' 1'' (3.86m x 4.29m)

Bedroom 11' 10'' x 14' 1'' (3.60m x 4.29m)

Garage 16' 2'' x 8' 9'' (4.92m x 2.66m)

Utility 6' 10'' x 10' 4'' (2.08m x 3.15m)

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Offers over £325,000
Freehold















All Measurements Are Approximate. This Floor Plan is a Guide Only. Produced By Dopp.

MONEY LAUNDERING REGULATIONS 2003: Purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

PLEASE NOTE: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A byer is advised to obtain verification from their Solicitor or Surveyor References to the Tenure of the Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the Agents.

www.markewin.co.uk

01284 217530 team@markewin.co.uk
77 St Johns Street, Bury St Edmunds
Suffolk, IP33 1SQ

The Property Ombudsman