

oakheart

£210,000

Asking Price

Howes Avenue, Thurston





Situated in the popular Suffolk village of Thurston, this two bedroom terraced home enjoys a convenient and popular location close to a range of local amenities, schooling and Thurston train station, offering excellent links for commuters while retaining a welcoming village feel.

The property is approached via a small front garden, providing a pleasant frontage and a degree of separation from the pavement. Upon entering the property, you are welcomed by an entrance porch, ideal for storing coats and shoes before stepping through into the main living accommodation. The lounge is positioned at the front of the property and benefits from a large window that allows plenty of natural light to fill the room, creating a bright and

comfortable space to relax. Stairs rise to the first floor, while a door leads through to the kitchen at the rear of the property. The kitchen is fitted with a range of wall and base units, offering ample storage and worktop space. A window overlooks the rear garden, and a door provides direct access outside.

To the first floor is a small landing with doors leading to both bedrooms and the bathroom. The main bedroom is located to the rear of the property, enjoying a pleasant outlook, while the second bedroom is positioned at the front. The bathroom is also situated at the front of the property and comprises of a white bathroom suite.

Externally, the property features a low-maintenance enclosed rear garden, which is ideal for easy upkeep. A gated access leads directly to the allocated parking area, which offers tandem parking for two vehicles.

In our opinion, this property would make an ideal first time purchase, combining comfortable accommodation with the benefits of village living. With the train station and local amenities within easy reach, it brings together convenience and lifestyle advantages in a popular location.







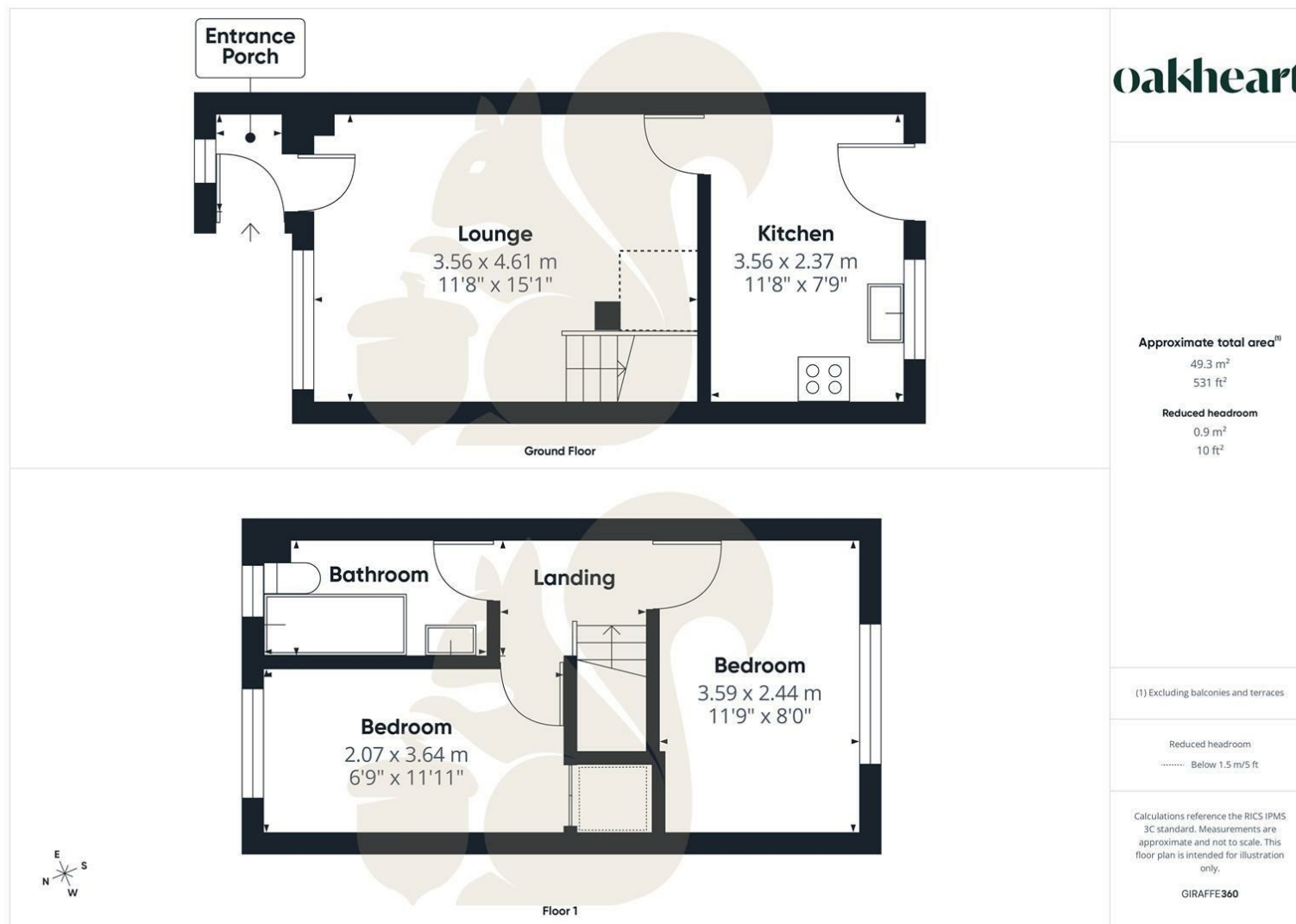












**oakheart**

**Approximate total area<sup>m</sup>**

49.3 m<sup>2</sup>  
531 ft<sup>2</sup>

**Reduced headroom**

0.9 m<sup>2</sup>  
10 ft<sup>2</sup>

(1) Excluding balconies and terraces.

**Reduced headroom**

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Local Authority:

Mid Suffolk

Tenure:

Freehold

Council Tax Band:

B

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	76
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

Oakheart Bury St Edmunds

01284 331077

bury@oakheart.co.uk

8 St Johns Street, Bury St Edmunds, Suffolk, IP33 1SQ

**oakheart**