



Old Post Office Row, Church Road, Thurston, Bury St. Edmunds, Suffolk, IP31 3RP

MARK·EWIN
BURY ST EDMUNDS

This attractive cottage is located in the desirable village of Thurston and benefits from a cart lodge and workshop.

The accommodation on the ground floor comprises a welcoming sitting room with feature fireplace and log burner, kitchen/breakfast room opening onto the conservatory, which is currently used as a home office, and a downstairs shower room. On the first floor, there are two bedrooms with fitted wardrobes.

Outside, the garden enjoys a patio and outdoor seating area ideal for entertaining, a well maintained lawn with flower beds and a path leading to the storage shed and workshop. A cart lodge provides convenient off-road parking.

Agents note: Please note there is a shared driveway to access the cart lodge.

Additional Information Tenure: Freehold
Mobile Coverage: EE, O2, Three & Vodafone are available in this area. (Source Ofcom)
Broadband: Standard, Superfast & Ultrafast are available in this area. (Source Ofcom)
Services: Mains Gas, Electric, Water & Drainage. Heating via gas central heating. (Please note that none of these services have been tested by the selling agent.)



Directions

Heading east along the A14, leave at Junction 46 heading into Thurston travelling along Thurston Road, turn right onto Beyton Road and then left onto The Planche and continue onto Church Road where the property can be found on the right hand side.

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:

Sitting Room 12' 10" x 12' 0" (3.92m x 3.66m)

Hallway 6' 4" x 8' 3" (1.94m reducing to 1.11m x 2.51m)

Kitchen/Breakfast Room 13' 9" x 8' 3" (4.18m x 2.52m)

Conservatory 8' 0" x 8' 0" (2.44m x 2.44m)

Bedroom 12' 3" x 12' 4" (3.73m x 3.77m)

Bedroom 8' 10" x 7' 7" (2.68m x 2.32m)

Front & Rear Gardens

Storage Shed 8' 9" x 7' 5" (2.66m x 2.26m)

Work Shop 17' 5" x 7' 3" (5.38m x 2.28m)

Cart Lodge

Additional Information:

Council Tax Band: B

EPC Rating: C

Tenure: Freehold

Offers Over £270,000
Freehold



GROUND FLOOR



1ST FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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 buyer 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.

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