

DRAFT DETAILS
4 ST PETERS WAY, THURSTON
BURY ST. EDMUNDS
IP31 3RZ

An established, well presented mid-terraced bungalow in this popular well-served village, east of Bury St Edmunds. Entrance Porch, Lounge/Dining Room, Kitchen, Hall, 2 Good Size Bedrooms, Re-fitted Shower Room, Front & Rear Gardens, Garage in a Block & Parking, **NO CHAIN, IDEAL FTB/INVESTMENT/RETIREMENT, VIEW ASAP.**



2106

New Price Guide £180,000

**** NOW NO STAMP-DUTY FOR FIRST-TIME BUYERS **** ENTRANCE PORCH, LOUNGE/DINING ROOM, KITCHEN, HALL, 2 GOOD SIZE BEDROOMS, RE-FITTED SHOWER ROOM, FRONT & WESTERLY-FACING REAR GARDENS, GARAGE IN A BLOCK & PARKING, GAS FIRED RADIATOR HEATING, UPVC DOUBLE GLAZING & FASCIAS, NO CHAIN, IDEAL FIRST-TIME, INVESTMENT OR RETIREMENT PURCHASE, EARLY VIEWING ADVISED.

VIEWING: Strictly by appointment with Coakley & Theaker.

DIRECTIONS : From Bury St Edmunds proceed along the A14 towards Stowmarket. Turn off signposted to Thurston and Beyton and turn left at the bottom of the slip road, proceeding towards Thurston. Continue along and at Pokiarage Corner, turn right at the crossroads into Thedwastre Road and continue along over the humpback bridge. Turn right into School Road and follow the road along, turning right into St Peters Way. The property is situated, set back on the right, accessed via a pedestrian walkway.

ENTRANCE PORCH : Approached via a hardwood panelled front door. Tiled floor, radiator, windows to front and sides, part glazed door to:

LOUNGE/DINING ROOM : 4.37m (14'4") x 4.01m (13'2") The focal point being an ornamental fireplace surround with inset electric fire, TV point, telephone point, radiator, UPVC window to front.

KITCHEN : 2.67m (8'9") x 2.54m (8'4") Range of base and wall mounted units, work surfaces, tiled splashbacks, inset single drainer stainless steel sink unit with mixer tap, inset induction hob with cooker hood over, built-in electric double oven/grill, space for fridge/freezer, plumbing for washing machine, Karndean tile-effect flooring, consumer unit, radiator, UPVC window to rear, UPVC part glazed door to rear garden

HALL : Built-in airing cupboard housing wall mounted gas combination boiler, loft access.

BEDROOM 1 : 3.30m (10'10") x 2.77m (9'1") to wardrobe fronts Range of full room width fitted wardrobes with shelving, drawers and hanging rails, radiator, UPVC window to front.

BEDROOM 2 : 2.57m (8'5") x 2.46m (8'1") Radiator, UPVC window to rear.

SHOWER ROOM : 2.49m (8'2") x 1.65m (5'5") Re-fitted with white suite comprising large walk-in tiled open shower enclosure with shower controls, wc, pedestal wash basin, tiled splashbacks, radiator, UPVC window to rear.

OUTSIDE : To the front the bungalow is approached via a pedestrian walkway and the deep front garden is open-plan, being laid to lawn with path to the front door. To the rear the westerly-facing garden is enclosed by fencing, being laid principally to lawn with borders, bark chipping bed, paved patio area, timber **SHED** and outside water tap. A gate provides pedestrian rear access, via a pathway to a **GARAGE** in a block, with up and over style door and parking space in front.

BURY ST EDMUNDS & AREA : Sitting amidst beautiful countryside, Bury St Edmunds is an historic town and the second largest in Suffolk. Surrounded by many picturesque villages, some of which offer good local amenities, it offers a wide range of cultural, educational and recreational facilities.

Features of particular note include St Edmundsbury Cathedral with its Millenium Tower, the famous Abbey Gardens with the original ruins and The Georgian Theatre Royal, which has recently been the subject of a restoration programme and The Apex, a live performance venue for concerts, comedy and dance, together with a contemporary art gallery. In addition, there are two cinemas, one of which is a multi-screen complex and a sports centre.

Bury St Edmunds and the surrounding villages boast excellent schools and further education is catered for at the West Suffolk College.

The town benefits from extremely good shopping facilities with a twice weekly market and a wide range of independent traders, national chains, five supermarkets and the arc shopping centre, opened in 2009. In addition, there are many pubs and restaurants which cater for a variety of tastes.

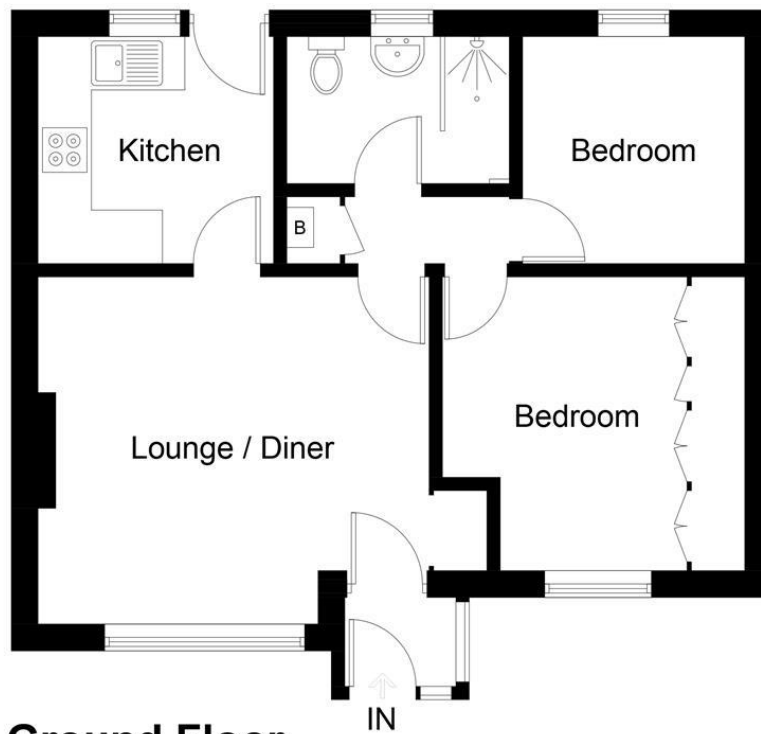
The A14 dual carriageway heading west from Bury St Edmunds provides easy access to Newmarket, Cambridge, the Midlands, Stansted Airport and London, via the M11. Stowmarket and Ipswich, both with direct rail links to London's Liverpool Street, the East Coast and the A12 are all readily accessed by heading east.





4 St. Peter's Way, Thurston, IP31 3RZ

Approximate Gross Internal Area = 51.6 sq m / 555 sq ft



Ground Floor

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale, unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

Energy Performance Certificate



4, St. Peters Way, Thurston, BURY ST. EDMUNDS, IP31 3RZ

Dwelling type: Mid-terrace bungalow
 Date of assessment: 13 February 2019
 Date of certificate: 13 February 2019
 Reference number: 8791-7722-6780-5237-8992
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 49 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

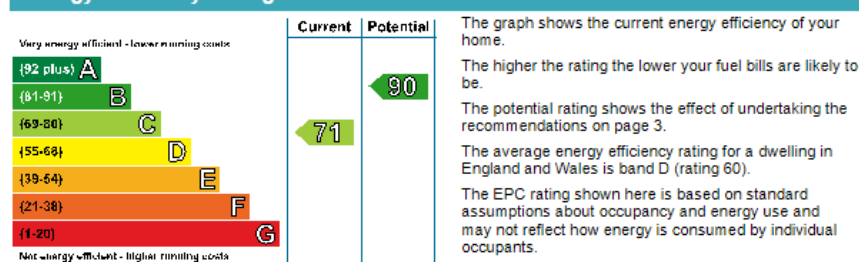
Estimated energy costs of dwelling for 3 years:	£ 1,422
Over 3 years you could save	£ 246

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 204 over 3 years	£ 117 over 3 years	
Heating	£ 990 over 3 years	£ 909 over 3 years	
Hot Water	£ 228 over 3 years	£ 150 over 3 years	
Totals	£ 1,422	£ 1,176	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 90
2 Low energy lighting for all fixed outlets	£30	£ 78
3 Solar water heating	£4,000 - £6,000	£ 75

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

THE PROPERTY MISEDDESCRIPTIONS ACT 1991

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

DATA PROTECTION ACT 1998

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.