





Chain free! Well presented 2-bedroom detached bungalow situated in the sought after village of Thurston. The property is located in a quiet non estate position, with plenty of local amenities all in walking distance. Offered in a lovely spot with a modern kitchen, bathroom and a good size sitting room overlooking the pretty rear garden. With a garage and off street parking the bungalow is ideal for someone seeking single storey living based in a great location. Easy access to A14 and train station close by.

### **Hallway**

9' 8" x 3' 6" (2.957m x 1.059m)

Welcoming entrance with cupboard housing the water tank. Loft access and storage heater.

### **Sitting Room**

13' 9" x 10' 7" (4.182m x 3.220m)

A generous-sized room features a window and door that opens to the rear garden, providing a lovely view. Additionally, a glass panel allows extra light. Storage heater.

### **Kitchen**

10' 7" x 7' 6" (3.230m x 2.288m)

Modern matching wall, base cupboards and drawer units. Built in electric hob and oven, space for appliances. Inset sink with drainer and mixer tap. Door leading to side access and garden. Window to front.

### **Bedroom 1**

10' 7" x 10' 6" (3.219m x 3.189m)

Good size room with window to rear and storage heater.

### **Bedroom 2**

10' 8" x 6' 10" (3.240m x 2.091m)

Window to front and storage heater.

### **Bathroom**

7' 7" x 5' 7" (2.308m x 1.713m)

Suite comprising of WC, pedestal wash basin and bath with electric shower over. Hand held shower head and mixer taps. Window to front, dimplex heater.

### **Front Garden**

Good size front garden, laid to lawn with paved pathway to front access. Gated access to rear garden. Bordered by mature shrubs and flower beds.

### **Rear Garden**

A generous size garden, laid mostly to lawn. Enclosed by a part walled and established shrubs surrounding the property. A pathway to the side of the property leads to on block garage and parking.

### **Garage/ Parking**

17' 11" x 8' 6" (5.467m x 2.603m)

Good size garage with an up and over door. Parking space.

### **Agent's Note**

Economy 10 heating



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		114
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	48	
(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	
WWW.EPC4U.COM		

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.