



## HOWES AVENUE, THURSTON, IP31 3PY

£240,000  
FREEHOLD

Situated in the popular Village of Thurston, this delightful, end terrace home offers the perfect blend of comfort, style and convenience. The ground floor has an inviting sitting/dining room providing the perfect space for relaxation or entertaining, a modern well-appointed kitchen, leading to a conservatory with views of the garden. On the first floor there are two good sized bedrooms served by a modern bathroom. Outside, the property benefits from a front and enclosed rear garden and driveway to the front for parking. With its appealing location and thoughtful layout, this property presents an excellent opportunity for those looking to settle in a friendly well served community with local amenities and transport links on your doorstep.

**allhomes**

# HOWES AVENUE

- Well Presented End Terrace Two Bedroom Home
- Spacious Sitting/Dining Room
- Modern Kitchen With Utility Area
- Gas Fired Central Heating
- Conservatory
- Enclosed Rear Garden
- Two Good Sized Bedrooms
- Allocated Driveway Parking & Visitor Parking
- Close To Village Amenities & Transport Links
- Step Inside Today With Our 360 Virtual Tour!



## Entrance Hall

Door to the sitting room and radiator.

## Sitting/Dining Room

Well proportioned room with under stairs storage cupboard. Stairs to the first floor. Window to front and two radiators.

## Kitchen

Modern kitchen with a range of wall and base cupboard and drawer units with ample work tops over. Inset sink and drainer. Integrated electric oven, hob and extractor fan over. Space for a range of kitchen appliances. Window to rear and door opening to the conservatory. Wall mounted boiler and radiator.

## Conservatory

Tiled flooring. Windows to rear and French doors opening directly to the rear garden.

## Landing

Airing cupboard and loft access. Radiator.

## Bedroom 1

Double room with built in double wardrobes. Window to front and radiator.

## Bedroom 2

Built in wardrobe and window to rear. Radiator.

## Bathroom

Modern suite, WC and pedestal wash basin. Bath fully tiled with shower over and shower screen. Window to side and radiator.

## Outside

### Front Garden

Low maintenance shingle with pathway to the front door and surrounded by a picket fence.

## Rear Garden

Fully enclosed garden with a patio seating area leading to the remainder of the garden which is laid to lawn. A hard standing area to the back with a shed for storage. Side gated access to the front.

## Parking

Driveway to the front. Visitors parking nearby.

## Disclaimer

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# HOWES AVENUE





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>		<b>71</b>	<b>78</b>
(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	

**EPC Rating: C    Council Tax Band: B**

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