



## NORTON ROAD, THURSTON, IP31 3QH

£170,000  
50% SHARED OWNERSHIP

This well-presented town house in the well-served village of Thurston offers an excellent opportunity via 50% shared ownership. The property boasts versatile, modern accommodation throughout, starting with a practical downstairs cloakroom, a comfortable sitting room and a kitchen/breakfast room. On the first floor, you will find three good-sized bedrooms served by a family bathroom. The second floor is dedicated entirely to the spacious principal bedroom, which benefits from its own en-suite. Outside, the property features a convenient driveway for off-road parking and an extra allocated parking space, alongside a fully enclosed rear garden complete with a patio seating area, perfect for outdoor entertaining. Situated within a thriving community the home is ideally located for easy access to excellent local amenities and transport links.

**allhomes**

# NORTON ROAD

• Beautifully Presented Four Bedroom Town House • 50% Shared Ownership • Principal Bedroom With En-Suite • Gas Fired Central Heating • Kitchen/Breakfast Room • Ground Floor Cloakroom • Three Allocated Parking Spaces • Enclosed Rear Garden • Viewing Is Highly Recommended • Step Inside Today With Our 360 Virtual Tour!



## Entrance Hall

Stairs to first floor. Tiled flooring. Radiator.

## Cloakroom

WC and hand wash basin. Window to front. Tiled flooring. Radiator.

## Sitting Room

Spacious room with French doors opening to the garden. Built in cupboard. Window to rear. Radiator.

## Kitchen/Breakfast Room

Modern kitchen with a range of wall and base cupboard and drawer units with worktops over. Inset sink and drainer. Integrated double oven with gas hob and extractor hood over. Space for a dishwasher, full fridge freezer and washing machine. Window to front. Space for a breakfast table. Radiator.

## First Floor Landing

Stairs to second floor. Airing cupboard.

## Bedroom 2

Window to rear. Radiator.

## Bedroom 3

Window to front. Radiator.

## Bedroom 4

Window to rear. Radiator.

## Bathroom

WC and hand wash basin. Bath fully tiled with shower head over. Window to front. Radiator.

## 2nd Floor Landing

## Principal Bedroom

Spacious double room. Window to front and skylight. Eaves storage. Loft access. Radiator.

## En-Suite

WC and wash basin. Shower cubicle. Skylight. Radiator.

## Outside

## Front Garden

Driveway offers convenient off-road parking with an extra allocated space to the front of the property. A paved pathway bordered by shrubs, leads directly to the front door. Gated access to the rear garden.

## Rear Garden

Fully enclosed rear garden with a paved patio seating area. The remainder of the garden is laid to lawn with gate providing access to the front.

## Agent's Note

Current service charges and ground rent £280 annually. Monthly rent £619.77

## Disclaimer

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## NORTON RAOD





| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         | <b>95</b> |
| (81-91) <b>B</b>                            | <b>84</b>               |           |
| (69-80) <b>C</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: B Council Tax Band: D**

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