



HOWES AVENUE THURSTON IP31 3PY

OIEO £240,000
FREEHOLD

Located in the charming village of Thurston, this delightful end terrace house offers a wonderful opportunity for comfortable living. Entering the property, you are welcomed into a lovely sitting/dining room, which serves as an ideal space for relaxation or entertaining guests. The modern kitchen is well-appointed. The first floor boasts two generously sized bedrooms, providing ample space, these rooms are served by a contemporary bathroom. Outside, the property is complemented by an attractive front and rear garden. Additionally, a driveway at the front provides convenient parking.

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HOWES AVENUE

• Beautifully Presented 2 Bedroom Home • Modern Bathroom • Delightful Sitting/Dining Room • Gas Central Heating • Well-Appointed Kitchen • Front and Rear Gardens • Driveway Providing Parking • End Terrace House • Tucked Away Location Within the Village of Thurston • Take A Look At Our Virtual Tour Today



Entrance Hallway

Front door and door leading to sitting room and radiator.

Sitting/Dining Room

Stairs with storage cupboard under. Window to front, 2 x radiators.

Kitchen

Modern gloss kitchen with a range of wall and base cupboard and drawer units with ample work tops over. Inset sink and drainer. Integrated electric oven, 4 ring gas hob and extractor fan over. Space for a range of kitchen appliances. Window to rear. Wall mounted boiler and radiator.

Landing

Airing Cupboard, loft access, radiator.

Bedroom 1

Built in wardrobe, window to front, radiator.

Bedroom 2

Built in wardrobe, 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 heated towel rail.

Outside

Front Garden

Low Maintenance, Path to front

Rear Garden

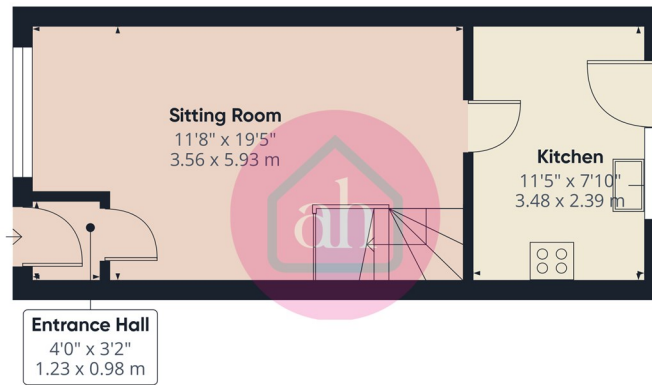
A good size garden, mainly laid to lawn with large patio area. Flower and shrub borders. Enclosed by fencing with gate providing access to the front. There are two parking spaces.

Disclaimer

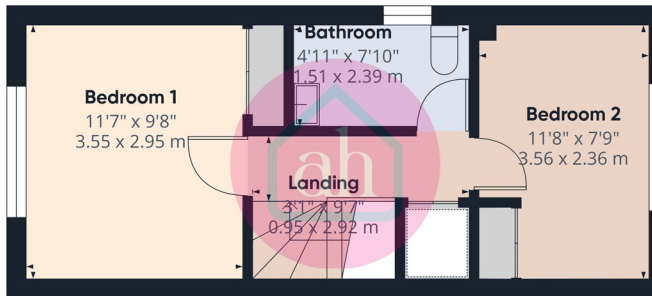
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HOWES AVENUE





Ground Floor



Floor 1



Approximate total area⁽¹⁾
604 ft²
56.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

EPC Rating: C Council Tax Band: B

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