



BARLEYFIELDS THURSTON IP31 3TF

Located in a quiet cul-de-sac within Thurston and its amenities, this charming semi-detached house presents an excellent opportunity for those seeking a comfortable and convenient home. With two spacious double bedrooms, this property is ideal for small families, couples, or individuals looking for extra space. The house is offered for sale in good order throughout, ensuring that you can move in with ease. The inviting sitting room provides a perfect space for relaxation and entertaining, while the well-appointed kitchen is of a good size. The bathroom is well-maintained, catering to your daily needs. One of the standout features of this property is its delightful garden, which offers a private outdoor space for gardening and play. Additionally, off-road parking is available.

£230,000
FREEHOLD

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BARLEYFIELDS, THURSTON,

- Quiet Cul-De-Sac Location
- Walking Distance to Amenities
- 2 Double Bedrooms
- Electric Heating
- Good Size Sitting Room
- Off-Road Parking
- Lovely Garden
- Semi-Detached House
- Good Order Throughout
- Viewing Recommended



Sitting Room

Stairs to first floor, electric feature fire, electric heater. Window to front.

Kitchen

Fitted with a range of matching wall and base level units with work surfaces over, inset sink unit, integrated ceramic hob and electric oven, space for washing machine, space for fridge/freezer. Breakfast bar. Door and two windows to rear. Electric heating.

First Floor Landing

Loft access, airing cupboard. Window to front.

Bedroom 1

Built in storage cupboard. Electric heater. Window to front.

Bedroom 2

Electric Heater. Radiator.

Bathroom

Bath with shower mixer tap, W.C, wash hand basin, heated towel rail. Window to rear.

Outside

The garden to the front of the property is laid to lawn with path to front door. There is an allocated parking space.

The garden to the rear is laid to lawn with patio area, garden shed and is enclosed by fencing.



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Ground Floor



Floor 1

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Approximate total area⁽¹⁾

563 ft²
52.4 m²

Reduced headroom

12 ft²
1.1 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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

GIRAFFE360



EPC Rating: E Council Tax Band: B

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		77
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	42	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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