



## DOUBLE ROAD, THURSTON IP31 3UJ

**£265,000  
FREEHOLD**

A well-presented end terraced home offering comfortable and modern living throughout. The property features a convenient ground floor cloakroom, a spacious bright sitting room and a stylish kitchen/dining room with direct access to the rear garden, ideal for entertaining. Upstairs, you will find three bedrooms, with an ensuite to the master bedroom for added convenience and a family bathroom serving the further bedrooms. The front and rear gardens offer low maintenance outdoor space for the family to enjoy and in addition the property benefits from two allocated parking spaces to the rear. The location of the property in Thurston provides easy reach to village amenities and transportation links within a friendly community.

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# DOUBLE ROAD

- No Onward Chain - Well Presented Three Bedroom Home
- Stylish Kitchen/Dining Room
- Ground Floor Cloakroom
- Gas Fired Central Heating
- Master Bedroom With En-Suite
- Two Allocated Parking Spaces
- Within Walking Distance To Local Amenities & Transport Links
- Front and Rear Gardens
- Viewing Is Highly Recommended
- Step Inside Today With Our 360 Virtual Tour!



## Entrance Hall

Welcoming entrance hall with stairs leading to first floor. Radiator.

## Cloakroom

WC and corner wash basin. Window to front and radiator.

## Sitting Room

Well-proportioned room with understairs cupboard. Window to front and radiator.

## Kitchen/Dining Room

Stylish kitchen with a range of wall and base cupboard and drawer units and ample work tops over. Inset sink and drainer. Integrated appliances include full fridge freezer, dishwasher, washing machine, double oven with gas hob and extractor hood over. The dining area has a feature panelling wall and French doors opening directly to the rear garden. Window to rear and radiator.

## Landing

Loft access and airing cupboard.

## Bedroom 1

Double room with triple mirror fronted wardrobes. Window to front and radiator.

## En-Suite

WC and wash basin. Fully tiled shower cubicle. Window to front and heated towel rail.

## Bedroom 2

Window to rear and radiator.

## Bedroom 3

Window to rear and radiator.

## Bathroom

Modern suite, WC and wash basin. Bath with taps. Window to side and heated towel rail.

## Outside

### Front Garden

Pathway to the front door and side pathway to gated garden access.

### Rear Garden

Fully enclosed by fencing with a patio seating area and the remainder of the garden laid to low maintenance artificial grass. Gated side access to the allocated parking at the rear.

## Agent's Note

Service charges are £140 per year and is reviewed annually.



## DOUBLE ROAD





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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		97
(81-91)	<b>B</b>		84
(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			
England & Wales		EU Directive 2002/91/EC	

**EPC Rating: B**   **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

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