



STUART THOMAS  
ESTATES



- POPULAR LOCATION
- TWO DOUBLE BEDROOMS
- WEST BACKING REAR GARDEN
- DETACHED GARAGE

## Thundersley

Being sold with no onward chain is this semi detached two double bedroom bungalow located in this popular turning with a WEST BACKING REAR GARDEN. There is a GOOD SIZE LOUNGE, fitted kitchen and bathroom with coloured suite. There is a detached garage too.

Guide Price £350,000



## Property Description

### ENTRANCE HALL

Entrance door with glazed panels leads to the entrance hall. Radiator. Covings.

### LOUNGE

16' 0" x 10' 11" (4.9m into the bay x 3.3m) This good size room has a double glazed bay window to the front with a curved radiator below. Covings. 3 wall light points. Tiled fireplace with a gas fire.

### KITCHEN

12' 0" x 10' 1" (3.66m x 3.07m) Cupboard housing the gas fired central heating boiler. Units at eye and base level with ample work surfaces over. 4 ring gas hob with an extractor cooker hood over. Built in oven and grill. Single drainer sink unit with a mixer tap over. Double glazed window to the rear. Fully glazed door leads to the lean to. Double glazed window to the side.

### LEAN TO

Space and plumbing for a washing machine and tumble dryer. Part glazed door leads to the garden. Double glazed window to the rear.



### BEDROOM ONE

11' 10" x 10' 4" (3.61m x 3.15m) Double glazed window to the front. Radiator. Covings.



### BEDROOM TWO

11' 11" x 10' 0" (3.63m x 3.05m) Double glazed window to the rear. Covings. Radiator.



#### BATHROOM

3 piece suite comprises a low level wc pedestal wash hand basin and a panelled bath with a mixer tap and shower attachment. Obscure double glazed window to the rear. Radiator. Access to the loft. Fully tiled to all visible walls.

#### GARAGE

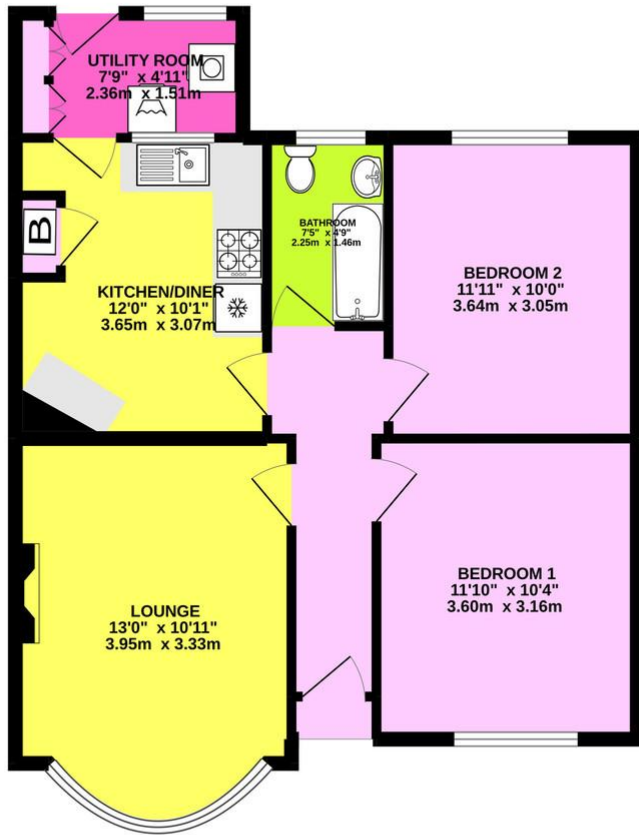
Detached with an up and over door approached via a shared driveway.

#### REAR GARDEN

This west backing rear garden is in excess of 50' long laid to lawn with 2 sheds. Established shrubs.



GROUND FLOOR  
662 sq.ft. (61.5 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C		
55-68	D	58   D	
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 662 sq.ft. (61.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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