



Carlisle House Water Lane
Thetford, IP24 2NA
Offers In Excess Of £400,000

shires
residential

A detached three bedroom chalet style property situated in a tucked away position in this village setting. The property is offered to the market with the benefit of no onward chain. The property has been updated and extended by the present owner with the accommodation centred around an open plan Sitting/Dining Room with a multi fuel stove. In addition to this there is a spacious Kitchen/Breakfast Room, Conservatory and a useful Third Bedroom and Shower Room on the Ground Floor. Moving to the first floor there are two Double Bedrooms and an updated Family Bathroom. The property also benefits from UPVC Double Glazing and radiator heating and stands in well presented gardens and has off road parking for a number of vehicles as well as a Single Garage. Early viewing is recommended to avoid disappointment.

Entrance Hall
Sitting/Dining Room 21'0" x 20'3"
Kitchen/Breakfast Room 14'0" x 8'9"
Dining Room 8'10" x 8'6"

Location

Barnham is a conservation village in Suffolk, close to the border with Norfolk. The village is in a beautiful location surrounded by heathland and woodland. It has the benefit of St Gregory's Church, Barnham CEVC Primary School which is rated "Good" in their Ofsted Inspection and a Village Hall. For further amenities the town of Thetford is just three miles to the north and offers a good range of shops, supermarkets and facilities. The larger town of Bury St Edmunds is nine miles south of Barnham.

Local Authority & Council Tax Band:

West Suffolk District Council. Council Tax Band D

Services:

Mains services are connected including water, electricity and drainage. Oil Fired Central Heating.

Tenure:

For sale FREEHOLD with vacant possession upon completion.

Viewings:

By appointment with the Sole agents Marshall Buck Ltd.

Anti-Money Laundering Regulations

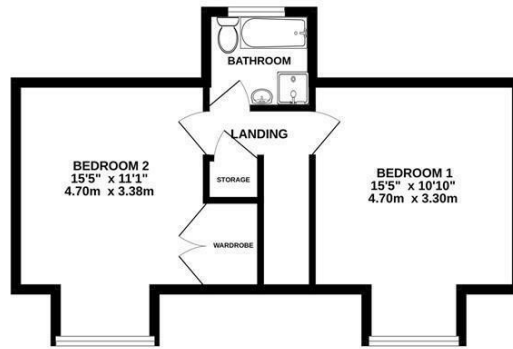
We are obliged under the Government's Money Laundering Regulations 2019, which require us to confirm the identity of all potential buyers who have had their offer accepted on a property. Therefore, we will require the full name(s), date(s) of birth and current address of all buyers as well as a copy of photographic ID (Driving License or Passport) and Address Verification in the form of a recent Utility Bill/Bank Statement. Once we have received this information we will be able to issue a Memorandum of Sale and move forward with the transaction.





GROUND FLOOR
1031 sq.ft. (95.8 sq.m.) approx.

1ST FLOOR
407 sq.ft. (37.8 sq.m.) approx.



TOTAL FLOOR AREA : 1438 sq.ft. (133.6 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.
Made with Metropix ©2023



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D		48	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	