

Olivers

First floor flat located in the heart of Thetford, a short distance to town centre, railway and bus station.



£985 pcm

Two Gothic House, 12 Old Market Street, Thetford, IP24 2EQ

- First floor flat
- Private staircase
- Grade II Listed
- Two bedrooms
- Gas central heating
- Own walled garden
- Allocated parking space
- Off hallway rooms
- Available immediately

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DESCRIPTION:

Recently refurbished two bedroom first floor flat comprising private entrance hallway and staircase, one double bedroom and a single bedroom with dressing room, open plan lounge/diner, gas central heating, enclosed garden space, one allocated off road car parking space. Available immediately. (Sorry the property is not suitable for pets)

This distinctive Victorian Grade II listed building is situated on Old Market Street which lies in the ancient heart of Thetford, ideally located between Castle Park and Nuns Bridges with its delightful grassy riverside walks, and yet still only a few minutes walk from the shops and restaurants.

Thetford provides easy access to the A11 London to Norwich road, efficient National bus connections to London Victoria Coach Station and rail links to London Liverpool Street. Nearby Thetford Forest provides a vast area for exploring on foot or cycle.

2 Gothic House occupies the entire first floor of this charming brick and flint house. It benefits from a private courtyard with one allocated car parking space, and has its front door leading from that courtyard. The flat has its own private walled garden accessed through the gate from beside the parking space.

The property offers the following accommodation:

ACCOMMODATION

Entrance hallway

Large hall with a radiator beneath the coat hooks, useful under stairs storage, stained glass panels over half glazed front door.

On the first floor the entrance door to the flat leads to a hall with rooms leading off:

Double bedroom 2.90m X 3.30m

Windows facing Castle Hill, radiator

Bedroom Two (2.93m x 2.17m)

Smaller bedroom or home office with annex (1.71m x 1.53m), windows to two aspects and radiator

...down three steps to

Kitchen (2.71m x 2.03m)

Fitted out with a range of matching cupboards and drawers complemented by a wood effect worktop; one and a half bowl stainless steel sink with drainer and plumbing for a washing machine beneath the adjacent space; spaces for tenant's own fridge freezer and 600mm electric cooker under fitted cooker hood. Radiator and Vinyl floor covering.

Bathroom (1.79m x 2.05m)

Bathroom with acrylic double ended bath with chrome shower over, WC and hand basin with small cupboard beneath, chrome towel radiator. Vinyl floor covering.

Lounge / Diner (6.57m max x 3.44m max)

Spacious room with views to the top of Castle Hill, and two built-in cupboards, this leads into the Dining room overlooking the garden, serving hatch through to kitchen. A cupboard encloses the wall mounted gas boiler, with a further large cupboard providing more storage.

TERMS OF TENANCY

The property is offered on an Assured Shorthold letting agreement for a period of 6 or 12 months, to continue thereafter on a periodic monthly basis.

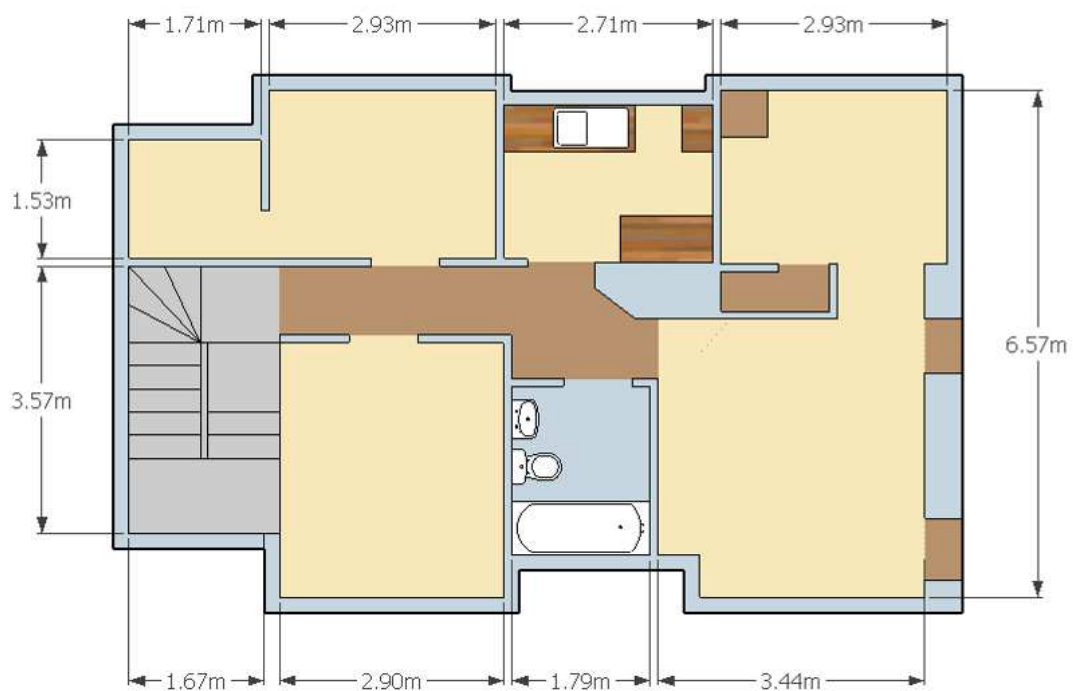
AGENT NOTES

Permission from landlords must be requested before any TV or sat aerial installation on this listed building. This is a no smoking property.



FLOOR PLAN:

Flat Two, Gothic House, 12 Old Market Street, Thetford, IP24 2EQ



Total Floor area: 63.53m² / 683.83ft²

All information including prices, photographs, drawings and details contained in these particulars are issued in good faith and must only be used as a guide not forming part of any offer or contract. The Agent/Vendor/Landlord accepts no responsibility for misrepresentations: Prospective purchasers/tenants must themselves verify the statements contained and contact this office for clarification if required. All room measurements provided are approximate and must not be used for the purposes of ordering of carpets, furniture or any other materials, other measurements of particular interest should be independently verified. No service, equipment or appliance contained in this property has been tested; accordingly applicants are advised to commission their own survey/report prior to placing an offer.

Energy Performance Certificate



Flat 2, 12, Old Market Street, THETFORD, IP24 2EQ

Dwelling type:	Top-floor flat	Reference number:	8791-6029-5760-9557-3922
Date of assessment:	23 January 2019	Type of assessment:	RdSAP, existing dwelling
Date of certificate:	23 January 2019	Total floor area:	55 m ²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,725
Over 3 years you could save	£ 573

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 213 over 3 years	£ 144 over 3 years	
Heating	£ 1,155 over 3 years	£ 645 over 3 years	
Hot Water	£ 357 over 3 years	£ 363 over 3 years	
Totals	£ 1,725	£ 1,152	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating		
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>	<p>Current</p> <p>68</p>	<p>Potential</p> <p>78</p>
<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p>The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.</p>		

Top actions you can take to save money and make your home more efficient		
Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 366
2 Low energy lighting for all fixed outlets	£15	£ 66
3 Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£ 138

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.