



# Earl Street

, IP24

Price £140,000





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, Thetford, IP24

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## Description

Molyneux Estate Agents are excited to offer this modern ground-floor apartment conveniently located within the town centre of Thetford. The stunning building is the former Snooker Hall, which was recently redesigned and renovated to create a range of luxury apartments.

The property comes with an allocated parking space within the nearby parking area, and boasts under-floor heating throughout.

Entry to the apartment building is via a secure door entry, the apartment is fitted with a door entry handset with integrated video link.

The accommodation itself comprises a welcoming entrance hall, with doors opening to the open plan kitchen/ diner/ lounge, as well as the bedroom and shower room. The kitchen includes a built in Bosch oven with hob and extractor fitted above. There is also a integrated fridge-freezer, washing machine and dishwasher, as well as an inset stainless steel sink unit. Windows to the side and two to the rear aspect provide natural light to flood in.

The bedroom has a window to the side aspect as well as a useful built in storage cupboard. The stunning shower room comprises a walk in shower cubicle, W.C, wash hand basin and a heated towel rail, and is part tiled.

An internal viewing comes highly recommended, contact Molyneux Estate Agents of Brandon to arrange.

## Measurements

Entrance Hall

Kitchen/ Diner/ Lounge - 19' 2" x 10' 6"

Bedroom - 10' 9" x 8' 9" plus door recess

Shower Room - 7' 1" max x 6' 2" max

Leasehold  
999 year lease, commencing 2021

Council Tax band - A

Molyneux Estate Agents has not tested any fixtures and fittings, services or appliances in this property and cannot guarantee that they are in working order.

Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon.

Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

Floor plans are not to scale. They are provided for indication purposes and their accuracy should not be relied upon.

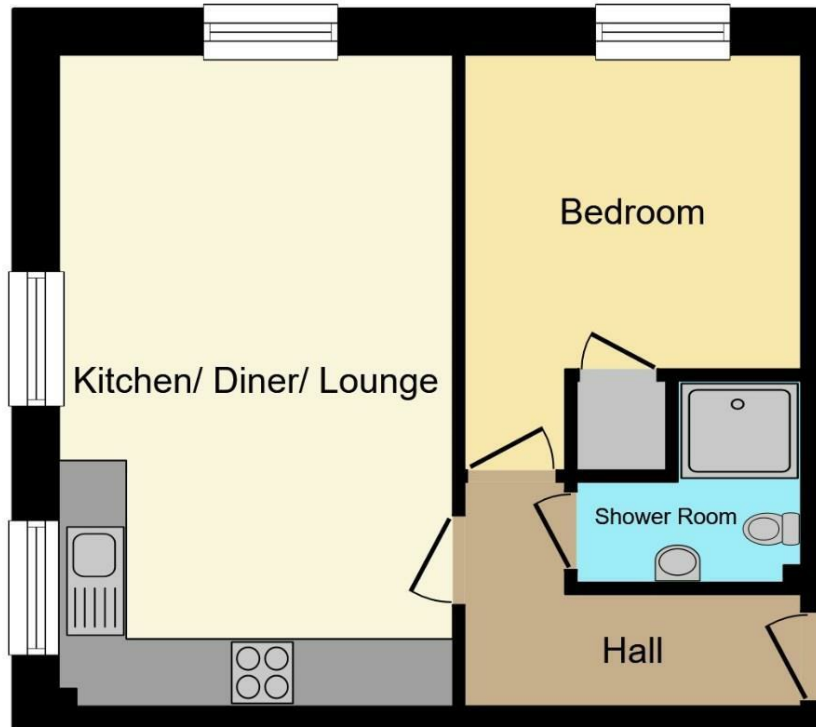
Items shown in photographs are not included unless they are detailed within the sales particulars. They may be available by separate negotiation. Please contact the agent with regards to this.

The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.

Tel: 01842 818282







Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

## Viewing

Please contact our Brandon Office on 01842 818282 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		79	79
		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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