



**GLOUCESTER WAY**

THETFORD, IP24 1DL

**£165,000**

FREEHOLD

**Chilterns**

# GLOUCESTER WAY

THETFORD, IP24 1DL

Chilterns

This former three bedroom end of terrace home, with potential to add your own stamp on, could make the ideal first time or investment purchase!

## General

Chilterns are pleased to launch to the market this spacious two bedroom (formally three bedroom) spacious family home situated on the Abbey Development in Thetford. This family home is offered for sale with no onward chain!

## Description

**Local Authority:** Breckland District Council

**Council Tax:** A - £1,519





## SITUATION LOCATION

Thetford is situated in the south of Norfolk, in close proximity to the county border with Suffolk. By road it is 33.8 miles (54.4 km) northeast of Cambridge and 30.7 miles (49.4 km) southwest of Norwich. It lies on the River Little Ouse. On the western side of Thetford is Thetford Forest, which is heavily forested with pine trees. Brettenham Heath National Nature Reserve is to the northeast, near the hamlet of Roudham. To the southeast of Thetford is Nunnery Lakes Nature Reserve, covering about 200 acres, with Breckland heath, woodland, fen and open water habitats and 2 kilometres (1.2 mi) of paths.



The town is well served and includes a mainline railway station with easy access to London, The Midlands and The North. There are the usual town centre amenities and there is a sports centre complex with swimming pool. Located within the Brecks and with easy access to the surrounding beautiful pine forests Thetford is well located for a range of outdoor activities. There is also a range of primary schools within the town, private school (Thetford Grammar) and secondary/sixth form (Thetford Academy).

**ENTRANCE HALL** Part glazed entrance door to front, doors to ground floor accommodation, stairs leading to first floor, airing cupboard, wood effect flooring.

**CLOAKROOM** Two piece suite comprising; WC, wall mounted sink unit with tiled splash backs, fitted carpet, double glazed window to front.

**KITCHEN** Fitted with a range of base and wall mounted kitchen units with work surfaces over, incorporating stainless steel one and a half bowl sink unit. Plumbing for washing machine, gas oven, four ring gas hob with extractor canopy over, wood effect flooring, double glazed window to front.





**LOUNGE/DINER** Brick surround, space for dining table and chairs, double glazed sliding patio doors with full height double glazed side panels.

**LANDING** Doors to first floor accommodation, over stairs storage cupboard housing boiler, fitted carpet.

**BEDROOM ONE** Fitted wardrobe with mirrored sliding doors, fitted carpet, two double glazed windows to rear.

**BEDROOM TWO** Fitted wardrobe with mirrored sliding doors, fitted carpet, double glazed window to front.

**FAMILY BATHROOM** Three piece suite comprising; WC, vanity sink unit, panelled bath with shower over, fully tiled walls, laminate flooring, double glazed window to front.

**FRONTAGE** The front is laid to paving with step up to front entrance door. There is also a bin store.

**REAR GARDEN** The low maintenance rear garden is fully enclosed and is laid to paving with brick built storage and rear pedestrian access gate.

**SERVICES** All mains services are believed to be connected to the property.

**EPC** Rating D.

**COUNCIL TAX** Band A.

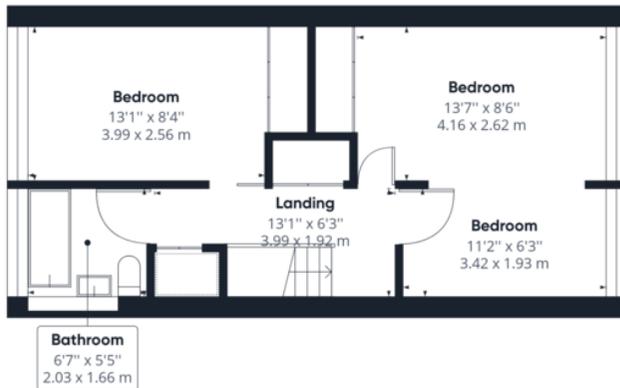
**AGENTS NOTE** The property was formally three bedroom which has been converted to a two bedroom. A wall can be re instated to return it to a three bedroom property







Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

900.73 ft<sup>2</sup>  
83.68 m<sup>2</sup>

Reduced headroom

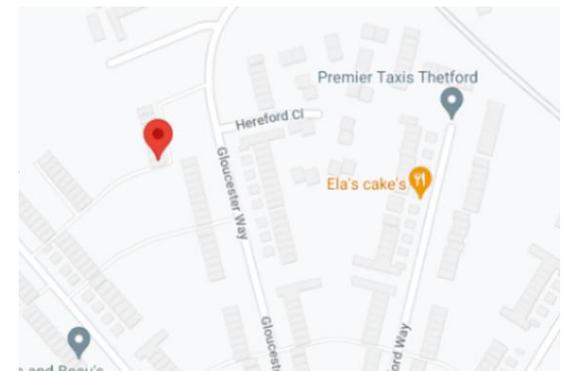
15.10 ft<sup>2</sup>  
1.40 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



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