



**NEWALL ROAD**  
BARNHAM, IP24 2NW

**OIEO £180,000**  
FREEHOLD

**Chilterns**

# NEWALL ROAD

THETFORD, IP24 2NW

Chilterns

Will this spacious and well maintained two bedroom house situated within the popular village of Barnham make your viewing shortlist? We are offering this property with no onward chain!

## General

Chilterns are pleased to offer this two bedroom mid terraced house which is situated in the popular village of Barnham. The property is offered with no onward chain.

## Description

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

**Local Authority:** St Edmundsbury Borough Council

**Council Tax:** B - £1,546





## SITUATION LOCATION

Barnham is a highly sought-after village with a village hall, primary school and is in the Suffolk catchment area for schooling in Bury St Edmunds. Local shops, leisure centres, restaurants and railway stations can be found in the nearby towns of Thetford and Bury St Edmunds. Barnham is within easy reach of the A11 and A134. By road it is 41.9 miles of Cambridge and 34.6 miles of Norwich. On the western side of Thetford is Thetford Forest and to the south-east of Thetford is Nunnery Lakes Nature Reserve, covering about 200 acres, with Breckland heath, woodland, fen and open water habitats.

**ENTRANCE HALL** Door to front, fitted carpet, electric storage heater.

**LOUNGE / DINER** Fitted carpet, electric wall mounted heater with coal effect, electric storage heater, double glazed bay window to rear, double glazed window to rear, under stairs storage cupboard.

**KITCHEN** Fitted base and wall mounted kitchen units with work surfaces over, incorporating single drainer sink unit with mixer tap over, space for cooker, space and plumbing for dishwasher, space for tall standing fridge freezer, cupboard with space and plumbing for washing machine, double glazed window to front, part tiled walls, vinyl flooring, door to lounge.

**INNER PORCH** Shelving, door to front with window panels, vinyl flooring, door to:





**STORE** Housing electrics, two cupboards, door to rear garden.

**LANDING** Fitted carpet, doors to first floor accommodation, airing cupboard housing hot water cylinder.

**BEDROOM ONE** Double glazed window to rear, fitted carpet, electric storage heater, two wardrobe cupboards.

**BEDROOM TWO** Fitted carpet, double glazed window to rear, wardrobe cupboard with shelf and hanging space, electric storage heater, access to loft space.

**BATHROOM** Fitted three piece suite comprising; WC, pedestal wash basin, panelled bath with shower over and handheld shower attachment, wall mounted electric heater, double glazed window to front, part tiled walls, vinyl flooring.

**OUTSIDE** To the front of the property there is a small lawn garden with pathway leading to front entrance door and side entrance.

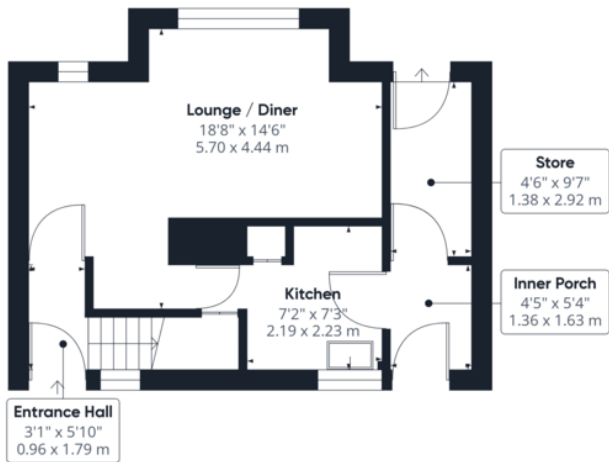
The rear garden is mainly laid to lawn with garden shed, small deck area and a small patio area. The rear is fully enclosed by wooden fencing with door leading to front.

**GARAGE** Up and over door.

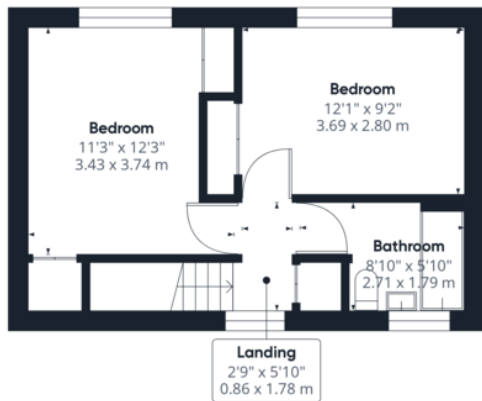
**AGENTS NOTE** Our vendors have informed us that although a freehold property there is a management fee payable to PREIM Management for the upkeep and maintenance of the green areas around the estate. The current charge for this is £287.76 and this had been paid up to April 2024. The purchaser will also then become a member of the Barnham Residents Association.







Ground Floor



Floor 1

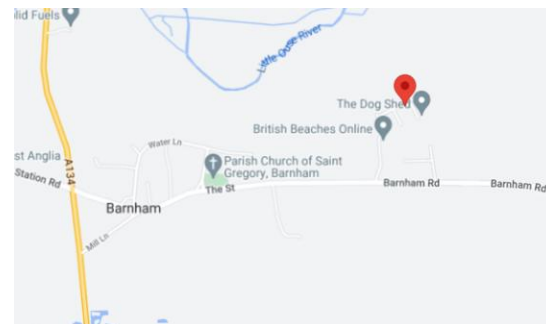
Approximate total area<sup>1)</sup>

698.72 ft<sup>2</sup>  
64.91 m<sup>2</sup>

Excluding balconies and terraces

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

GIRAFFE360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



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