



**FLORENCE BARCLAY CLOSE**  
THETFORD, IP24 1TB

OIEO £180,000  
FREEHOLD

**Chilterns**

# FLORENCE BARCLAY CLOSE

THETFORD, IP24 1TB

Chilterns

This three bedroom home on the popular Ladies estate is situated ideally within walking distance of The Thetford Academy and Drake Primary School and could make the ideal first home or investment purchase!

## General

Chilterns are pleased to bring this three bedroom end terraced home to the market which is ideally positioned within walking distance of The Thetford Academy & Drake Primary School. We are offering this property to the market on a chain free basis and could make a great investment or first time purchase!

## Description

**Local Authority:** Breckland District Council

**Council Tax:** B - £1,771





## 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** UPVC sealed unit entrance door to front, laminate flooring, access to ground floor accommodation.

**LOUNGE** Electric fire and surround, UPVC sealed unit double glazed window to front, laminate flooring, radiator.





**KITCHEN / DINER** Fitted with a range of base and wall mounted kitchen units with work surfaces over, incorporating stainless steel sink unit with mixer tap over, space for cooker, space and plumbing for washing machine, cupboard housing gas combi boiler, under stairs storage cupboard, UPVC sealed unit double glazed window to rear, laminate flooring.

**REAR HALLWAY** UPVC sealed unit double glazed door to rear garden, access to:

**WC** Two piece suite comprising; WC, hand basin, laminate flooring.

**LANDING** Access to all first floor accommodation, access to loft space.

**BEDROOM ONE** UPVC sealed unit double glazed window to rear, built in storage cupboard, fitted carpet, radiator.

**BEDROOM TWO** UPVC sealed unit double glazed window to front, built in storage cupboard, fitted carpet, radiator.

**BEDROOM THREE** UPVC sealed unit double glazed window to front, fitted carpet, radiator.

**BATHROOM** Three piece suite comprising; WC, panelled bath with shower over, wash basin, radiator, UPVC double glazed window to rear, extractor fan, fitted carpet.

**OUTSIDE** The front of the property is enclosed by small fence, has hedging and shrubbery. There is a paved pathway leading to front entrance door.

To the rear the garden is fully enclosed by wooden fencing and is mainly laid to lawn with decking area, rear access gate and garden sheds.

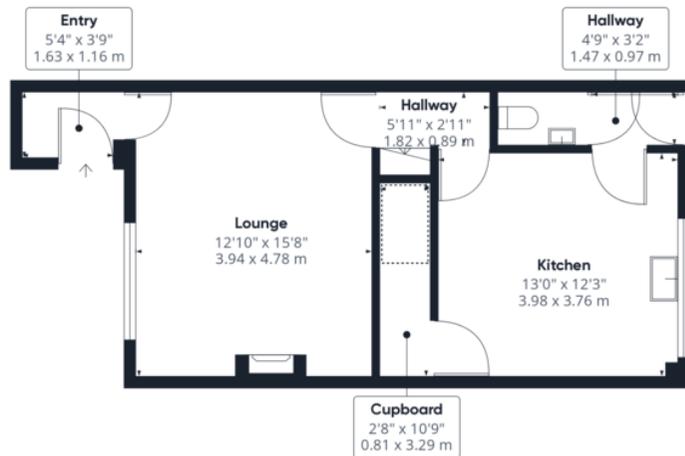
**SERVICES** Mains services including electricity, gas central heating, water and drainage are connected to the property.

**EPC** EPC C.

**COUNCIL TAX** Band B.







Ground Floor



Floor 1

**Approximate total area<sup>®</sup>**

898.06 ft<sup>2</sup>  
83.43 m<sup>2</sup>

**Reduced headroom**

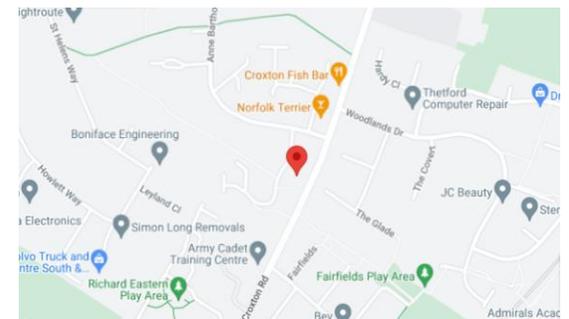
11.46 ft<sup>2</sup>  
1.06 m<sup>2</sup>

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.

GIRAFFE360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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