



Chilterns  
For Sale  
01234 567890  
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**REDGATE**  
THETFORD, IP24 2HE

**£250,000**  
FREEHOLD

**Chilterns**

Are you searching for single level living within walking distance of local amenities and the town centre? Look no further than this three bedroom detached bungalow.

## General

Chilterns are pleased to bring this three bedroom detached bungalow to the market which is situated within the heart of the town and within walking distance of shops and local amenities. We are also offering this property on a chain free basis!

## Description

**Local Authority:** Breckland District Council

**Council Tax:** C - £2024





### 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** Doors to all accommodation, entrance door to side, fitted carpet, loft access, radiator.

**LOUNGE** Double aspect room with sealed unit double glazed window to front and window to side, fitted carpet, radiator.





**KITCHEN** Fitted with a range of base and wall mounted kitchen units with work surfaces over incorporating stainless steel sink unit with mixer tap over. Wall mounted gas boiler, electric oven, electric hob, space and plumbing for washing machine, space for tumble dryer, space for two further under counter appliances, space for fridge freezer, window to front with secondary glazing, door to side, electric radiator, vinyl flooring.

**SHOWER ROOM** Fitted two piece suite comprising; pedestal wash basin, step in shower, half tiled walls, electric wall heater, window to side with secondary glazing, vinyl flooring.

**WC** Seperate WC, vinyl flooring, window to side with secondary glazing.

**BEDROOM ONE** Window to rear with secondary glazing, fitted carpet, radiator.

**BEDROOM TWO** Window to rear with secondary glazing, fitted carpet, radiator.

**BEDROOM THREE** Window to side with secondary glazing, fitted carpet, radiator.

**OUTSIDE** To the front of the property is a small shingled garden area. There is access down both sides of the property with gates leading to the rear garden. To the right of the property is the driveway which provides off road parking for up to three vehicles and leads to the garage.

To the rear of the property, the garden is mainly laid to lawn with summer house. The rear is enclosed by wooden fencing.

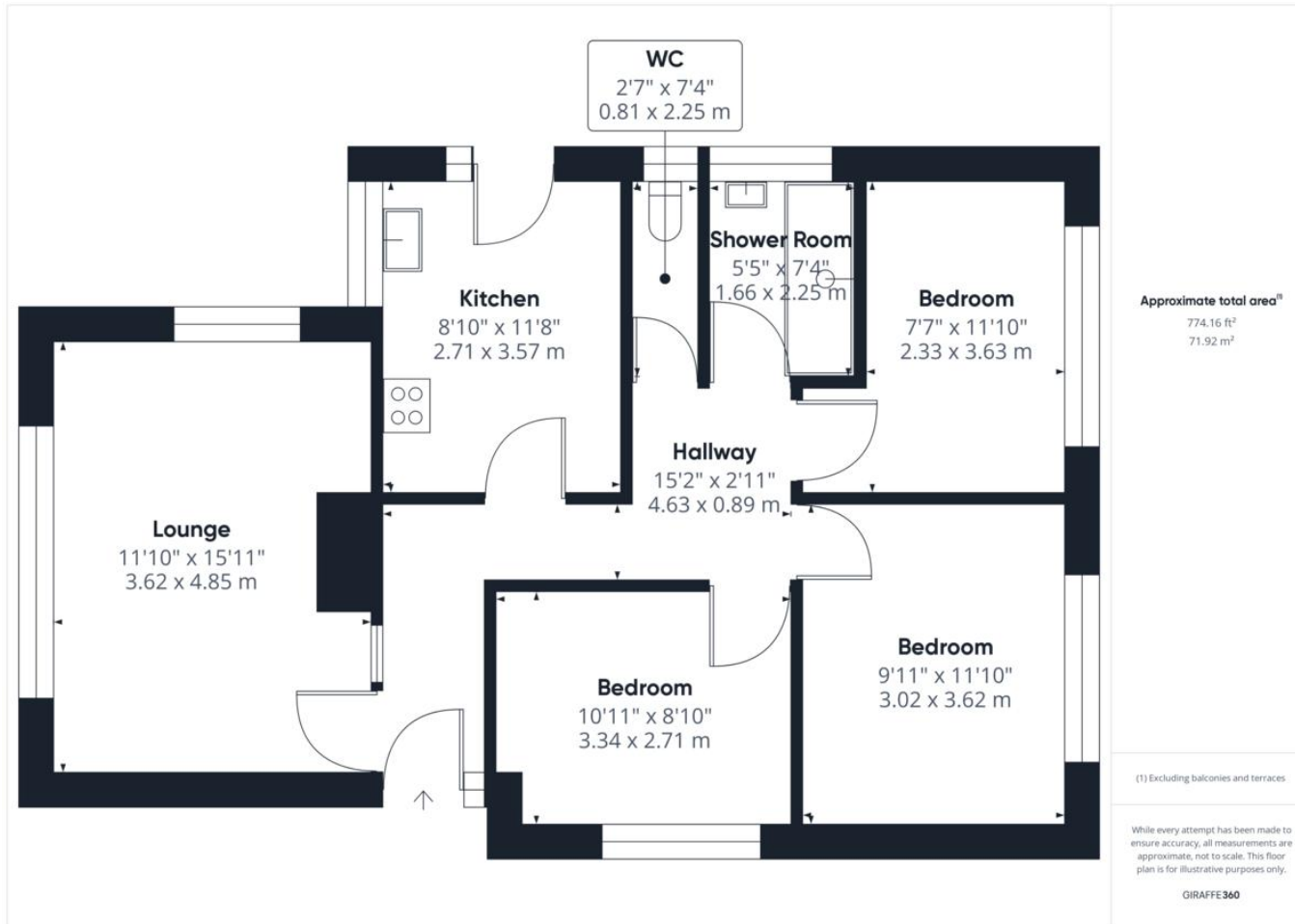
**SERVICES** Mains services including electricity, gas central heating, water and drainage are connected to the property.

**EPC** EPC F.

**COUNCIL TAX** Band C.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	31 F	
1-20	G		

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