

Chilterns



Fir Road, Norfolk

Three bedroom mid terraced house

£180,000

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www.chilternsc.co.uk



Fir Road, Norfolk, IP24 3EX

£180,000 Freehold

Are you looking to be situated towards to the southern part of the town? This well presented three bedroom family home maybe just what you are looking for and being offered on a chain free basis!



SITUATION LOCATION Chilterns are pleased to offer this three bedroom mid terraced home situated to the south side of Thetford. This property would be an ideal first time or investment purchase.

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 double glazed entrance door and adjacent side panel to front, stairs to first floor landing, under stairs storage recess, doors to ground floor accommodation, heating thermostat control, radiator.

LOUNGE / DINER Dual aspect room with double glazed windows to front and rear, sealed unit double glazed entrance door to rear, two radiators. Door to:

KITCHEN Fitted with a range of base and wall mounted kitchen units with chrome fittings, rolled edge work surfaces and inset single drainer sink unit with mixer tap over. Electric oven, four ring hob and stainless steel extractor canopy over, part tiled walls, space for tall standing fridge freezer, space and plumbing for washing machine, cupboard housing gas and electric meters, electricity fuse board.

LANDING Access to loft space, doors to first floor accommodation, cupboard housing combination boiler.

BEDROOM ONE Wardrobe cupboard, TV point, double glazed window to front, radiator.

BEDROOM TWO Fitted double wardrobe cupboard, double glazed window to rear, radiator.

BEDROOM THREE Over stairs wardrobe cupboard, double glazed window to front, radiator.

BATHROOM Three piece suite comprising; WC, pedestal wash basin, panelled bath, two UPVC sealed unit double glazed window to rear, vinyl flooring.

OUTSIDE To the front of the property is a lawn garden area enclosed by dwarf picket fence with path leading to front entrance door.

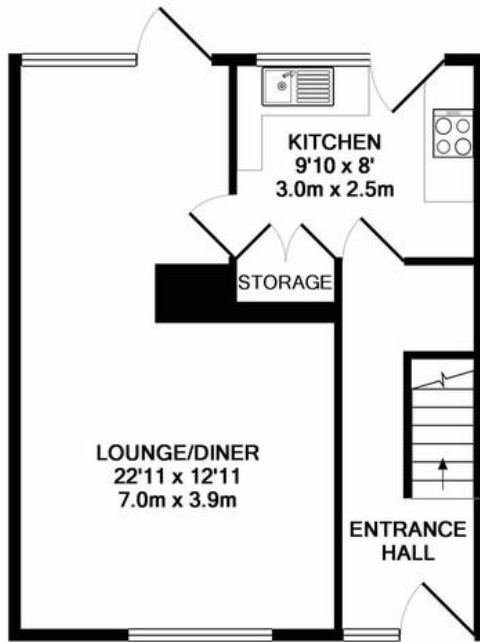
To the rear of the property is a lawn garden area with flower and shrub borders, rear pedestrian access and outside brick built workshop and storage area with further paved patio.

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

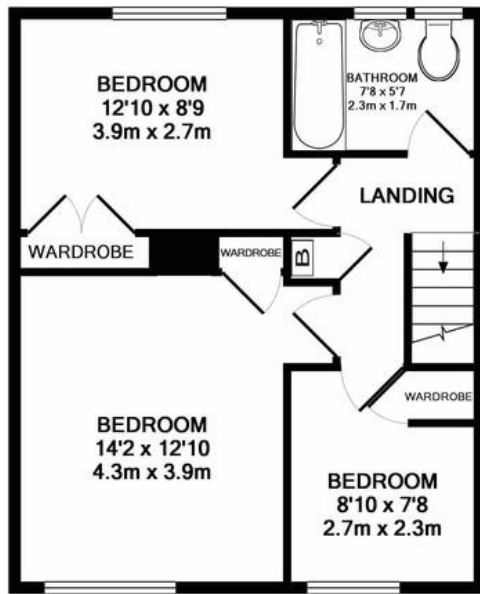
EPC EPC C.

COUNCIL TAX Band A.





GROUND FLOOR
APPROX. FLOOR
AREA 425 SQ.FT.
(39.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 420 SQ.FT.
(39.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 845 SQ.FT. (78.5 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
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