

# Chilterns



## St Martins Way, Thetford

Three bedroom mid terraced house

£160,000

01842 754161

[www.chilternsc.co.uk](http://www.chilternsc.co.uk)





## St Martins Way, Thetford, IP24 3PX

£160,000 Freehold

This three bedroom mid terraced home could make an ideal first time or investment purchase and is being offered on a chain free basis!



**SITUATION LOCATION** Chilterns are pleased to present this three bedroom mid terraced home to the market which is situated to the south of the town and in a popular residential area. The property would make 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** Double glazed entrance door to front with double glazed side panel, under stairs storage cupboard, cloaks cupboard, fitted carpet, doors to ground floor accommodation, radiator.

**CLOAKROOM** Two piece suite comprising; WC, wall mounted wash basin with tiled splash backs, tiled flooring, double glazed window to front.

**KITCHEN / DINER** Fitted with a range of base and wall mounted kitchen units with work surfaces over, incorporating single drainer sink unit with mixer tap over. Sealed unit double glazed window to front, plumbing for washing machine, space for free standing electric cooker, space for fridge freezer, space for further under counter appliance, tiled splash backs, pantry cupboard, space for dining table and chairs, radiator, stairs leading to first floor landing, laminate flooring, door to:

**LEAN TO** Poly carbonate roof, windows to sides and door to rear garden, vinyl flooring.

**LOUNGE** Laminate flooring, brick feature, double glazed windows to front and rear, radiator.

**LANDING** Laminate flooring, doors to all first floor accommodation, access to loft space, storage cupboard.

**BEDROOM ONE** Fitted carpet, double glazed window to rear, radiator.

**BEDROOM TWO** Laminate flooring, double glazed window to rear, storage cupboard, radiator.

**BEDROOM THREE** Laminate flooring, double glazed window to front, storage cupboard, radiator.

**WC** Three piece suite comprising; WC, vanity sink unit, bidet. Tiled flooring, tiled walls, double glazed window to front.

**BATHROOM** Two piece suite comprising; panelled bath with shower over, vanity sink unit, tiled flooring, tiled walls, window to front, radiator.

**OUTSIDE** The front of the property is fully enclosed by wooden fencing and is mainly laid to lawn with pathway leading to front entrance door.

The rear garden consists of a paved patio area with steps leading to a lawn garden area. The rear is fully enclosed by wooden fencing. A personal door also leads into the garage.

**GARAGE** Up and over door, personal door to garden.

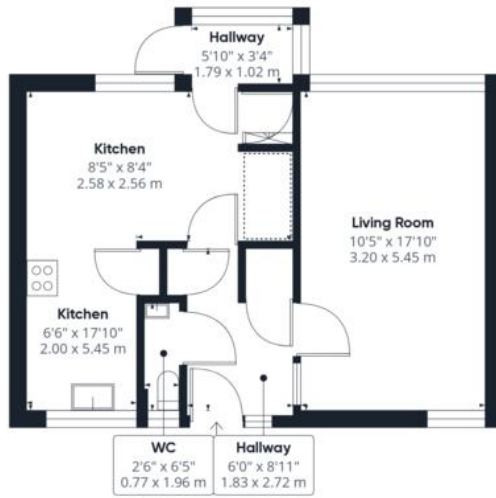
**SERVICES** Mains services including electricity, gas central heating, water and drainage are connected to the property.

**EPC** EPC TBC.

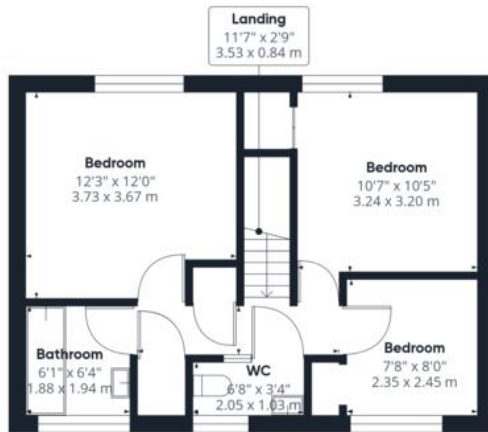
**COUNCIL TAX** Band A.

**AGENTS NOTE** We believe this property is of non-standard construction. Get in touch for further details.

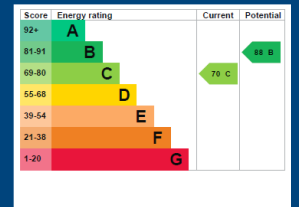




Ground Floor



Floor 1



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