

Chilterns



Durham Way, Thetford

Three bedroom end terraced house

£850 pcm

Durham Way, Thetford, Norfolk, IP24 1DU

A family home situated to the west of Thetford, with good access to both the railway station and A11. Available now! The property boasts gas heating system, enclosed rear garden and double glazed windows. The accommodation comprises; entrance hall, cloakroom, kitchen / dining room, lounge, landing, three bedrooms and bathroom. EPC C.

ENTRANCE HALL Laminate wood floor, sealed unit double glazed entrance door to front, stairs to first floor landing with under stairs cupboard, cupboard housing warm air central heating boiler, doors to ground floor accommodation.

CLOAKROOM 5' 9" x 2' 11" (1.76m x 0.91m) Low level WC, wall mounted wash basin, double glazed window to front.

KITCHEN/DINER 16' 8" x 8' 5" (5.09m x 2.57m) Full range of base and wall mounted kitchen units with rolled edge work surface and inset single drainer sink unit with mixer tap over, electric oven, gas hob and extractor hood over, plumbing for washing machine and dishwasher, gas cooker point, ceramic tiled floor, double glazed window to front.

LOUNGE 14' 11" x 14' 0" (4.55m x 4.27m) TV point, double glazed sliding doors to rear garden.

LANDING Airing cupboard, linen cupboard, access to loft space. Doors to first floor accommodation.

BEDROOM 13' 9" x 8' 5" (4.20m x 2.59m) Built in wardrobes, double glazed window to rear.

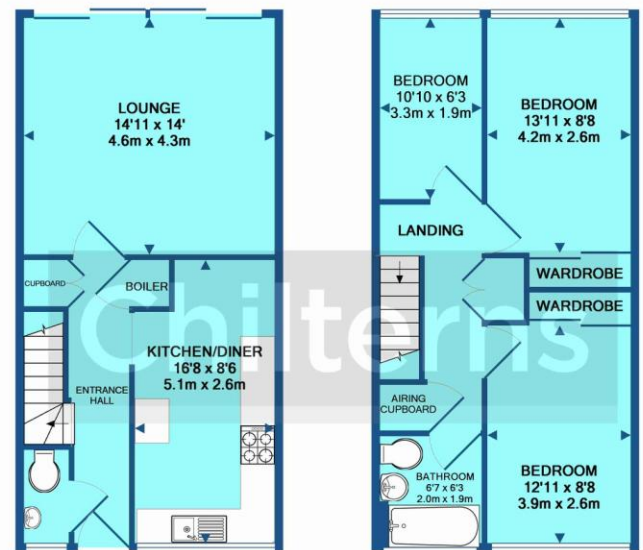
BEDROOM 12' 10" x 8' 5" (3.93m x 2.59m) Built in wardrobe, double glazed window to front.

BEDROOM 10' 9" x 6' 3" (3.29m x 1.91m) Double glazed window to rear.

BATHROOM 6' 6" x 6' 6" (1.99m x 1.99m) Three piece suite comprising; panel bath, wall mounted wash basin, low level WC, double glazed window to front, tiled walls.

FRONTAGE Block paved front garden with dwarf wall and wrought iron finish, outside cupboard.

REAR GARDEN Patio, timber garden shed, brick built outhouse, rear pedestrian access.



GROUND FLOOR
APPROX. FLOOR
AREA 458 SQ.FT.
(42.6 SQ.M.)

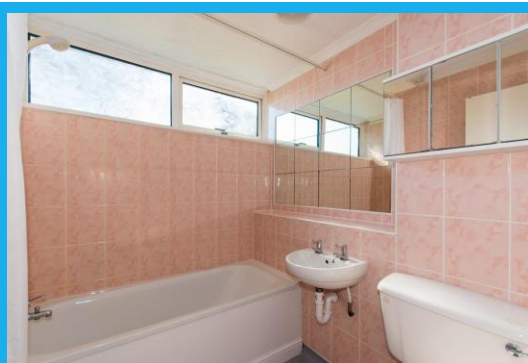
1ST FLOOR
APPROX. FLOOR
AREA 456 SQ.FT.
(42.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 915 SQ.FT. (85.0 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	86
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

14 Bridge Street, Thetford, Norfolk, IP24 3AA
T: 01842 754161 | F: 01842 762900 | E: thetford@chilterns.co



www.chilterns.co

