



Magdalen Street, Thetford

Two bedroom cottage

£170,000



Magdalen Street, Thetford, IP24 2BN

£170,000 Freehold

This charming two bedroom cottage is situated within the heart of the town, within walking distance of all local amenities and would make an ideal first time purchase!



SITUATION LOCATION Chilterns are pleased to bring this two bedroom cottage to the market which is situated within the heart of Thetford and is in walking distance of all local amenities and common walks. This property could make the ideal first time purchase and a viewing is highly recommended.

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).

LOUNGE Brick surround open fire place, wooden beam, wooden door with glass panel to front, sash window to front, radiator.

KITCHEN Fitted with a range of base kitchen units with work surfaces over incorporating single drainer sink unit with mixer tap over, electric oven and hob with extractor over, tiled splash backs, window to rear and door leading to rear courtyard, laminate flooring, radiator.

BATHROOM Three piece suite comprising; panelled bath with electric shower over, WC, wash basin with tiled splash backs, tiled flooring, tiled walls, UPVC

double glazed window to rear.

LANDING Access to both bedrooms, fitted carpet.

BEDROOM ONE Two windows to front, built in storage, access to loft space, fitted carpet, radiator.

BEDROOM TWO Window to rear, access to boiler cupboard, fitted carpet, radiator.

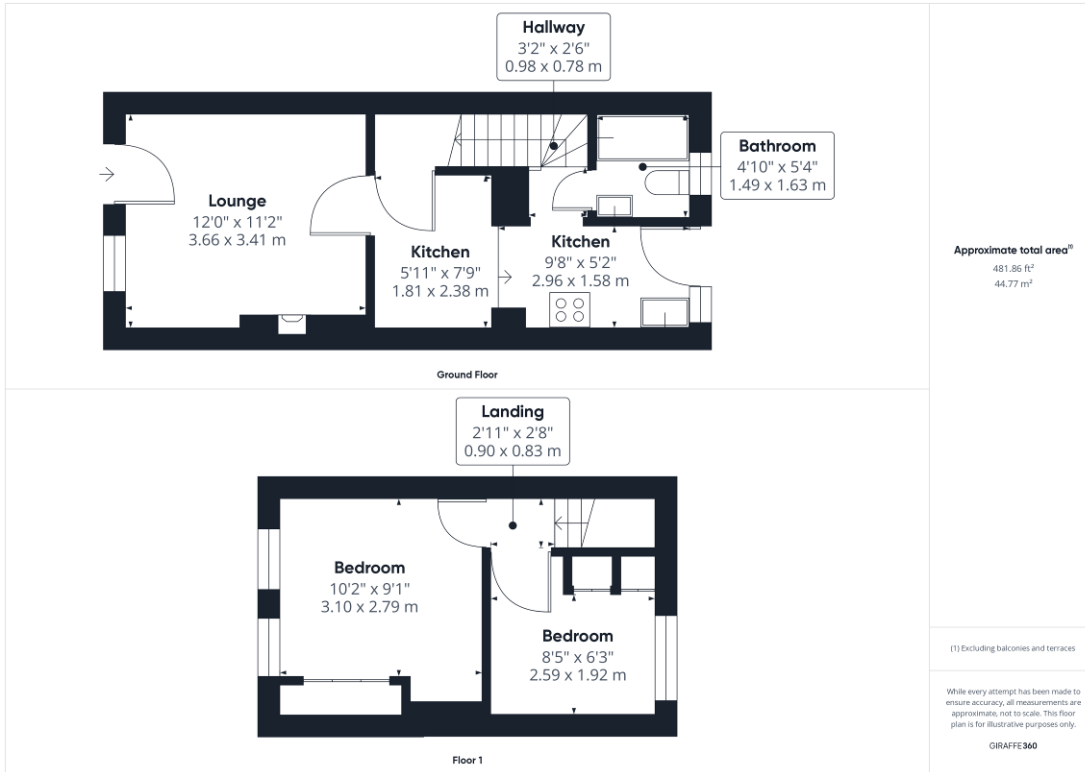
COURTYARD Fully enclosed rear courtyard with gate to side. There is a Right of Access through the rear courtyard.

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

EPC EPC not required.

COUNCIL TAX Band A.





Chilterns

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