



**KINGSWAY**

THETFORD, NORFOLK, IP24 3DY

**£170,000**

FREEHOLD

**Chilterns**



# KINGSWAY

THETFORD, NORFOLK, IP24 3DY

Chilterns

This two bedroom mid terraced property would make the ideal first time or investment purchase and is being offered to the market with no onward chain! Will this make your viewing shortlist?

## General

Chilterns are pleased to bring this two bedroom mid terraced home to the market which is situated within easy access of the Bury Road and also close by to river and common walks. The property is being offered with vacant possession and would make an ideal first time or investment purchase!

## Description

**Local Authority:** Breckland District Council

**Council Tax:** A - £1,519









## 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).

**PORCH** UPVC sealed unit double glazed construction with entrance door to front, further double glazed door to:

**ENTRANCE HALL** Doors to ground floor accommodation, stairs to first floor, fitted carpet, radiator.

**KITCHEN** Fitted with a range of base and wall mounted kitchen units with rolled edge work surfaces and inset single drainer sink unit with mixer tap over. Electric oven & hob, plumbing for washing machine, space for fridge and freezer, metre cupboard, pantry, radiator, UPVC sealed unit double glazed window and entrance door to rear.









**LOUNGE / DINER** TV point, decorative fireplace, UPVC sealed unit double glazed window to front, UPVC sealed unit double glazed French style doors and side panels to rear garden, fitted carpet, radiator.

**LANDING** Access to loft, cupboard housing gas combi boiler, doors to first floor accommodation, fitted carpet.

**BEDROOM ONE** UPVC sealed unit double glazed window to front, over stairs storage cupboard, fitted carpet, radiator.

**BEDROOM TWO** UPVC sealed unit double glazed window to rear, fitted carpet, radiator.

**BATHROOM** Three piece suite comprising; WC, pedestal wash basin, panel bath with mixer fed shower attachment, part tiled walls, UPVC sealed unit double glazed window to rear, vinyl flooring, radiator.

**OUTSIDE** A paved and shingled garden area can be found to the front of the property, with path leading to front entrance door. Mature screening hedge.

To the rear of the property the garden is laid to patio for ease of maintenance. A brick built out house providing extra storage and rear pedestrian access. The property is enclosed by retaining brick wall and wooden fencing.

**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



Floor 1

**Approximate total area<sup>®</sup>**

685.34 ft<sup>2</sup>  
63.67 m<sup>2</sup>

**Reduced headroom**

12.06 ft<sup>2</sup>  
1.12 m<sup>2</sup>

(1) Excluding balconies and terraces

☐ Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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