



EARLS STREET

THETFORD, IP24 2AB

£250,000

FREEHOLD

Chilterns

EARLS STREET

THETFORD, IP24 2AB

Chilterns

This charming three bedroom mid terraced Victorian home is in a prime town centre location, has been recently fully refurbished and is being offered on a chain free basis. Will this make your viewing shortlist?

General

Chilterns are pleased to offer this well proportioned three bedroom mid terraced home to the market which has been recently fully refurbished by the current owners. The property benefits from being in a prime town centre location, two bathrooms, separate utility space, enclosed rear garden and is also being offered on a chain free basis. A viewing is highly recommended to appreciate the space this property has to offer.

Description

Local Authority: Breckland District Council

Council Tax: Band TBC





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).

ENTRANCE HALL Wooden door to front, access to ground floor accommodation, stairs to first floor landing, vinyl flooring, radiator.

LOUNGE UPVC sealed unit double glazed sash window to front, fitted carpet, radiator.

KITCHEN / DINER Recently refurbished kitchen fitted with a range of base and wall mounted kitchen units with work surfaces over, single drainer sink unit with mixer tap over, electric hob and oven with extractor fan over, UPVC sealed unit double glazed sash window to rear, wooden door to rear, vinyl flooring, radiator.





REAR HALLWAY Door to side leading to rear garden and pathway leading to front, vinyl flooring, access to cellar, access to utility.

CELLAR Stairs leading down from rear hallway, light and power.

UTILITY ROOM Space and plumbing for washing machine, space for tumble dryer, sash window to side, vinyl flooring, radiator, door to:

SHOWER ROOM Three piece suite comprising; WC, double shower cubicle with shower over, pedestal wash basin, UPVC sealed unit double glazed sash window to side, vinyl flooring, access to loft space, radiator.

LANDING Doors to first floor accommodation, fitted carpet, large storage cupboard with loft access, radiator.

BEDROOM ONE UPVC sealed unit double glazed sash window to rear, fitted wardrobe cupboard housing gas combi boiler, fitted carpet, radiator.

BEDROOM TWO UPVC sealed unit double glazed sash window to front, fitted carpet, radiator.

BEDROOM THREE UPVC sealed unit double glazed sash window to front, storage cupboard, fitted carpet, radiator.

BATHROOM Three piece suite comprising; free standing roll top bath with handheld shower attachment, WC, wash basin, UPVC sealed unit double glazed sash window to rear, single glazed window to side, vinyl flooring,

OUTSIDE To the front the property is accessed via pedestrian footpath.

To the rear the garden is mainly laid to lawn with paved patio area and is fully enclosed by wooden fencing and brick wall, outside tap. Pedestrian access gate to the rear leading to a free public car park. Gate to the side leading to passageway for bin access shared between this property and the neighbouring property.

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

EPC EPC TBC.

COUNCIL TAX Band TBC.







EPC

Chilterns



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