



STATION ROAD
THETFORD, NORFOLK, IP24 1AH

OIEO £310,000
FREEHOLD

Chilterns

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Are you searching for single storey living ideally positioned with walking distance of the town centre, train station and local amenities? This three bedroom well presented home is being offered on a chain free basis and a viewing is highly recommended!

General

Chilterns are pleased to offer this well presented and spacious semi-detached bungalow which is positioned within a non-estate location and in walking distance of the train station, priory ruins and the town centre. The property has been extended and well maintained by previous owners.

Description

Local Authority: Breckland District Council

Council Tax: B - £1,772





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.

KITCHEN / DINER Fitted with a modern range of base and wall mounted kitchen units with work surfaces over incorporating a stainless steel sink unit. Ceramic hob with extractor canopy over, built in double electric oven, plumbing and space for dishwasher and washing machine, space for American style fridge freezer, wood effect laminate flooring, sealed unit part glazed entrance door to side, double glazed windows to front and side, radiator.





SHOWER ROOM Three piece suite comprising; low level WC, vanity sink unit with drawers under, shower cubicle with rainfall shower head over, fully tiled walls, ceramic tiled flooring, double glazed window to side, heated towel rail.

HALLWAY Doors to all accommodation, fitted carpet, radiator.

BEDROOM THREE UPVC sealed unit double glazed window to side, fitted carpet, radiator.

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

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

LOUNGE Fitted carpet, two radiators, bi-fold doors giving access to the rear garden.

OUTSIDE There are gardens to the front and rear of the property. The front garden is block weaved providing parking for up to two vehicles, double wrought iron gates give access to the side of the property to and additional paved patio area. A side gate gives access to the rear garden which is mainly laid to lawn with a sunken paved patio area with Awning and outside lighting.

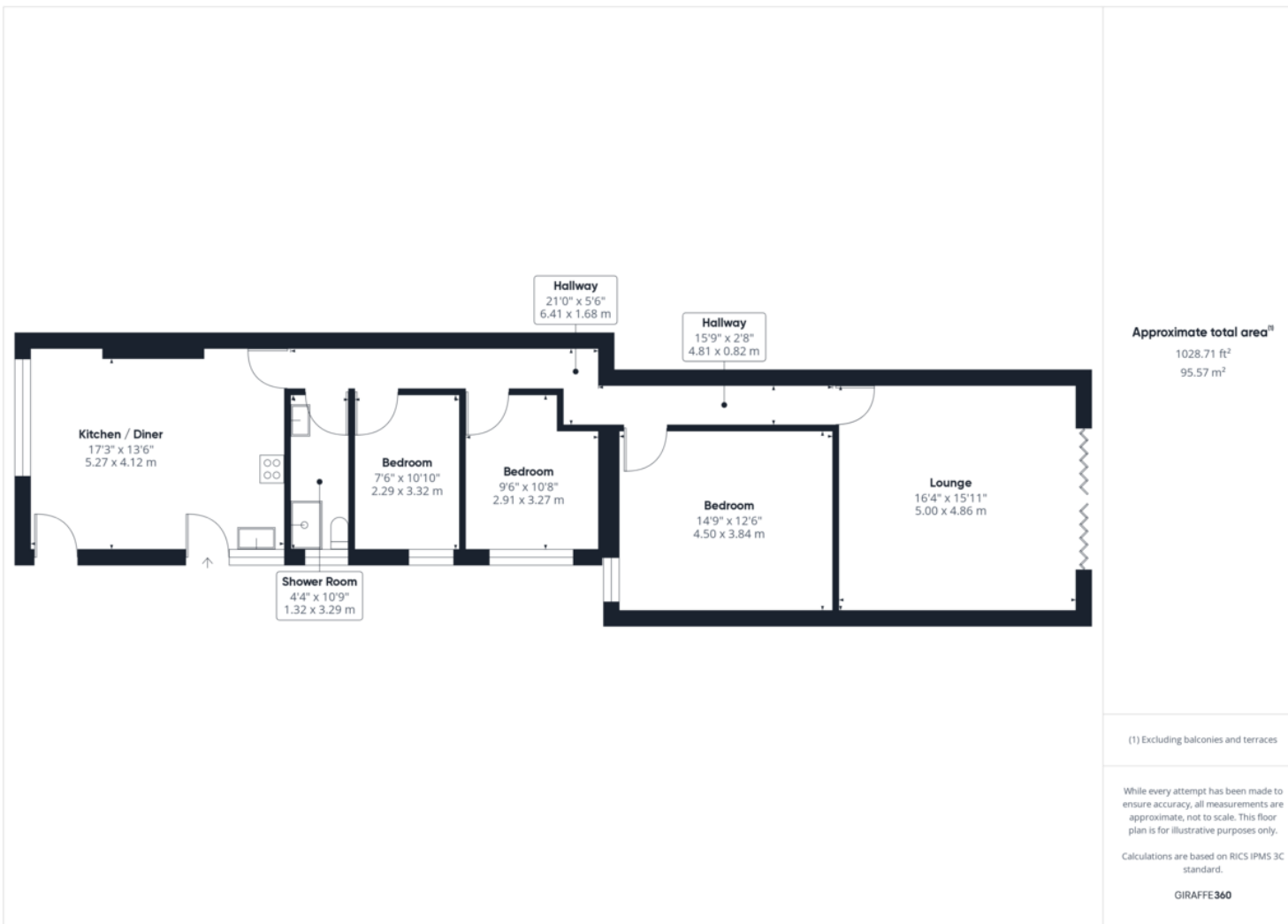
SERVICES Mains services including electricity, gas central heating, water and drainage are connected to the property.

EPC EPC TBC.

COUNCIL TAX Band B.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Chilterns



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