



Hazel Covert, Norfolk

One bedroom coach house

£140,000



Hazel Covert, Norfolk, IP24 2UH

£140,000 Leasehold

This one bedroom coach house on the popular Cloverfields development is an ideal first time or investment purchase and is being offered on a chain free basis!



SITUATION LOCATION Chilterns are pleased to bring this one bedroom coach house to the market which is situated on the popular Cloverfields development. This property could make the ideal first time or investment purchase and benefits from newly installed gas central heating and garage with driveway parking.

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 Glazed entrance door to front, ceramic tiled floor, stairs to first floor landing.

HALLWAY Two double UPVC sealed unit glazed windows to rear, doors to all accommodation, cupboard, radiator.

BATHROOM Three piece suite comprising; dual flush low level WC, pedestal wash basin, panel bath with mixer fed shower attachment, tiled bath surround, part tiled walls, ceramic tiled floor, electric shaver point, inset ceiling lights, two UPVC sealed unit double glazed windows to front.

BEDROOM Double wardrobe, radiator, UPVC sealed unit double glazed window to front.

LOUNGE Two UPVC sealed unit double glazed windows to front, UPVC sealed unit double glazed window to rear, radiator, laminate flooring.

KITCHEN Fitted with a range of base and wall mounted kitchen units incorporating rolled edge work surfaces with inset single drainer one and a half bowl sink unit with mixer tap over, electric oven, four ring hob and extractor hood over, plumbing for washing machine, inset ceiling lights, worktop lighting, ceramic tiled floor, UPVC sealed unit double glazed window to rear.

DRIVEWAY Block paved brick weave driveway parking for one car, leading to:

GARAGE Single garage, up and over door.

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

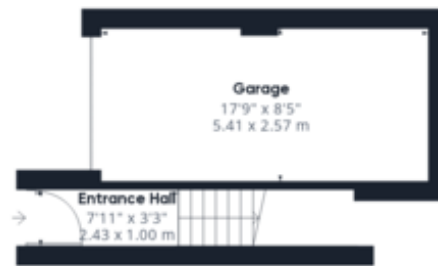
EPC EPC C.

COUNCIL TAX Band A.

LEASEHOLD INFORMATION Service charge - £660 per annum.
There is a 125 year which commenced on the 1st January 2004. There is 105 years remaining on the lease.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 82+ | A | | |
| 81-81 | B | | |
| 69-80 | C | 70 C | 75 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



Ground Floor



Floor 1



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