



St Johns Way, Thetford

Three bedroom mid terraced house

£160,000



St Johns Way, Thetford, IP24 3NU £160,000 Freehold

Are you searching for a property to add to your investment portfolio? This three bedroomed mid terraced home is being offered for sale with a tenant in situ generating an 8% yield per annum.



SITUATION LOCATION Chilterns are pleased to bring this three bedroom mid terraced house to the market which is ideally situated to the south of the town with easy access to the A11. The property would make an ideal investment purchase and is being offered for sale with a tenant in situ who has been living there for some ten years. The property currently generates a rental yield of 8% per annum.

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 UPVC sealed unit double glazed entrance door to front, doors to all ground floor accommodation, laminate flooring, radiator.

KITCHEN Fitted with base and wall mounted kitchen units with work surfaces over incorporating stainless steel sink unit with mixer tap over, two UPVC sealed unit double glazed window to front, laminate floor, radiator.

LOUNGE UPVC sealed unit double glazed door and window to rear, laminate flooring, radiator.

LANDING Doors to all first floor accommodation, fitted carpet, UPVC sealed unit double glazed window to side, access to loft space, airing cupboard.

BEDROOM ONE UPVC sealed unit double glazed window to rear, laminate flooring, radiator. Opening to dressing area.

DRESSING AREA UPVC sealed unit double glazed window to front, laminate flooring.

BEDROOM TWO UPVC sealed unit double glazed window to rear, built in wardrobe cupboards, laminate flooring, radiator.

BEDROOM THREE UPVC sealed unit double glazed window to rear, storage cupboard, laminate flooring, radiator.

WC WC, UPVC sealed unit double glazed window to front, tiled flooring.

BATHROOM Two piece suite comprising; pedestal wash basin, panelled bath with shower, UPVC sealed unit double glazed window to front, tiled walls, tiled flooring, radiator.

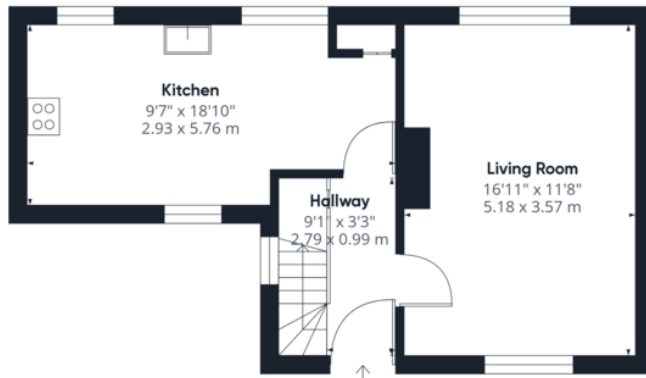
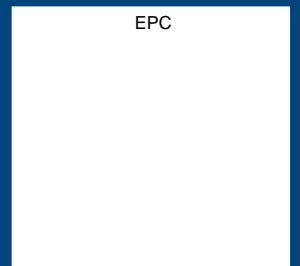
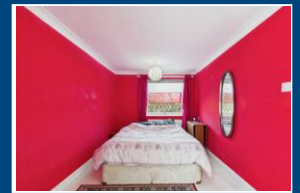
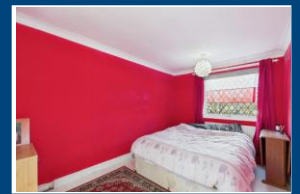
OUTSIDE There is an enclosed rear garden.

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

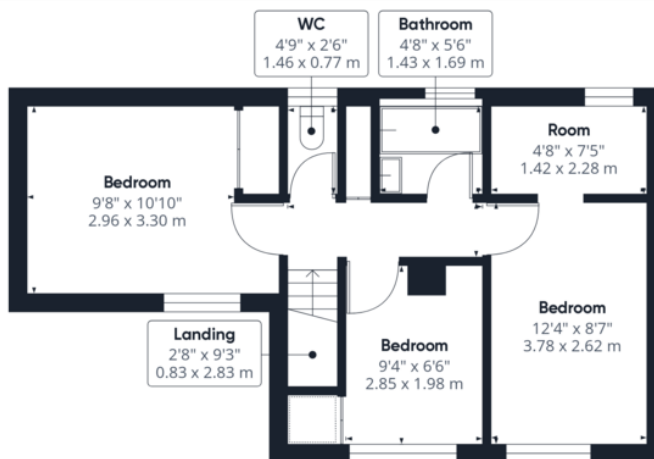
EPC EPC TBC.

COUNCIL TAX Band A.





Ground Floor



Floor 1



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