



## Woodruff Road, Thetford, IP24 2TX

**Rent - Offers In Excess Of £245,000**

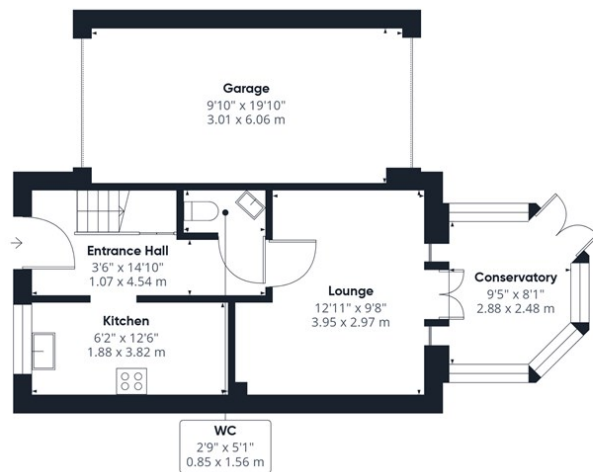
**Deposit -**

Are you searching for a family home which you can add your own stamp to? This three bedroom link detached house with en suite and drive through integral garage could be just what you are looking for!

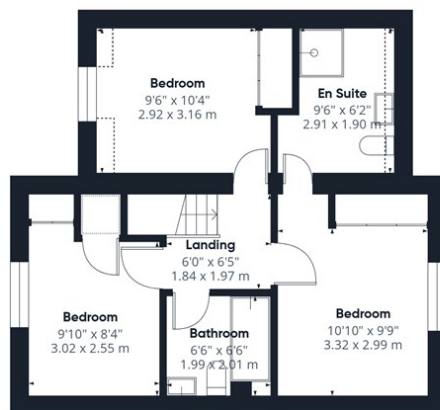
- POPULAR CLOVERFIELDS DEVELOPMENT
- LINKED DETACHED FAMILY HOME
- EN SUITE TO BEDROOM ONE
- FULLY ENCLOSED REAR GARDEN
- OFF ROAD PARKING
- POTENTIAL TO ADD YOUR OWN STAMP
- THREE BEDROOMS
- DOWNSTAIRS CLOAKROOM
- DRIVE THROUGH INTEGRAL GARAGE
- NO ONWARD CHAIN!



Council Tax Band: C - EPC Rating: C 76



Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

1051 ft<sup>2</sup>  
97.6 m<sup>2</sup>

**Reduced headroom**

12 ft<sup>2</sup>  
1.1 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

