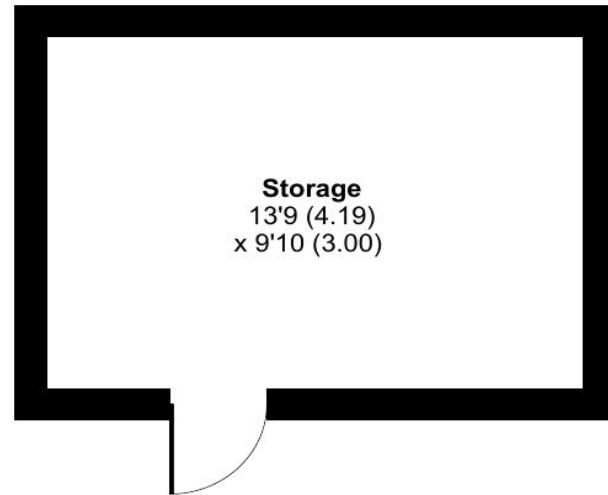
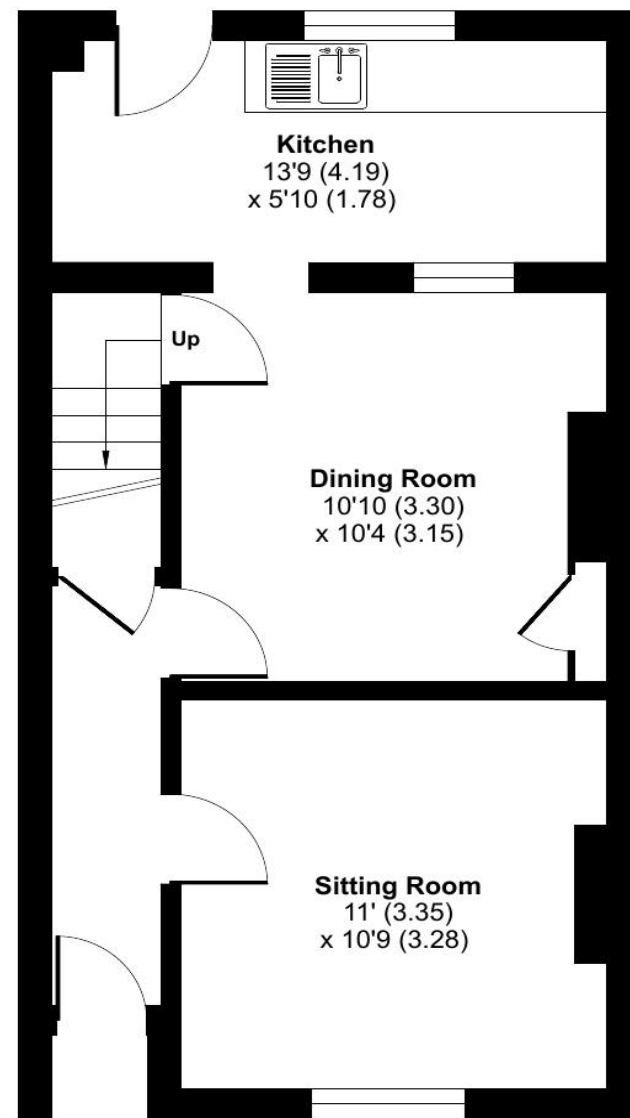


# West End, Northwold, Thetford, IP26

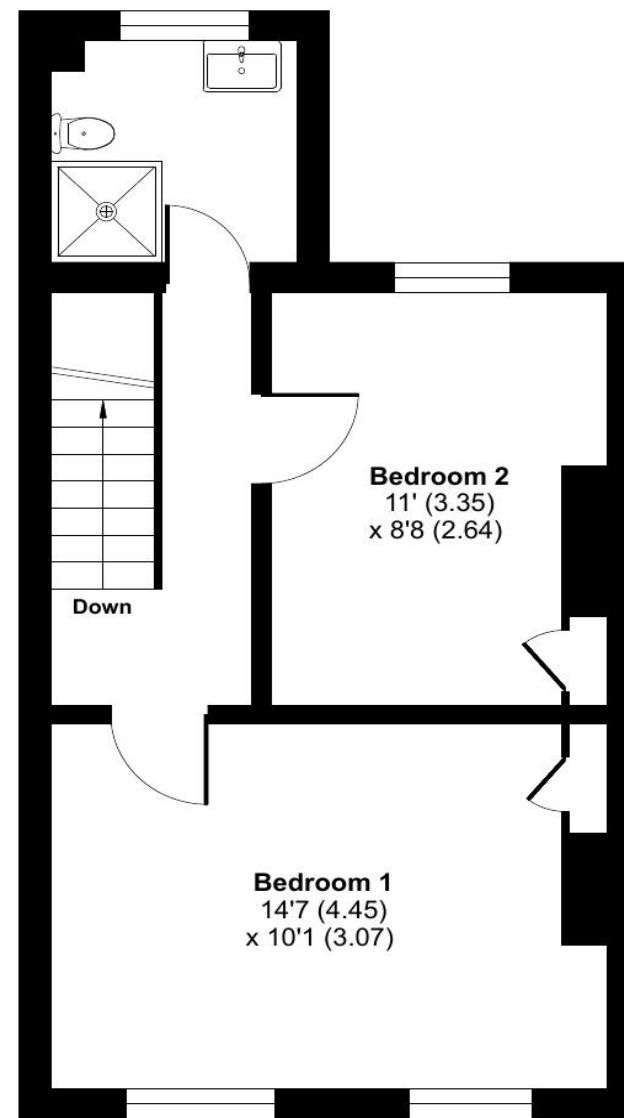
Approximate Area = 772 sq ft / 71.7 sq m  
Outbuilding = 136 sq ft / 12.6 sq m  
Total = 908 sq ft / 84.3 sq m  
For identification only - Not to scale



OUTBUILDING



GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Longsons. REF: 1203438



## Northwold, Thetford, IP26 5LG

CHAIN FREE!

Well presented two bedroom character cottage situated in the popular village of Northwold. This charming property has been updated with new ceilings, electrics, plastered walls and offers two reception rooms, garden and UPVC double glazing.

**Guide Price £180,000 - £190,000 Freehold**

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Tel: 01953 883474 | Email: [watton@longsons.co.uk](mailto:watton@longsons.co.uk)  
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**AGENTS NOTE**

EPC rating E45 (Full copy available on request)  
Council tax band A (Own enquiries should be made via Breckland District Council)

**AGENTS NOTE 2**

Please note - There is a right of way across neighbouring properties gardens and also neighbouring properties have a right of way across this garden for putting out bins, etc.

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

- Well Presented Mid Terrace
- Two Bedroom Character Property
- Two Reception Rooms
- Energy Efficiency Rating E45
- Garden
- UPVC Double Glazing
- Ceilings Replaced
- New Plaster to Walls

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Situated in the popular village of Northwold, Longsons are delighted to bring to the market this well presented, mid terrace, two bedroom character cottage. This charming period property has been updated with new ceilings, electrics, plastered walls and offers two reception rooms, gardens and UPVC double glazing.

Available CHAIN FREE!  
Briefly, the property offers entrance hall, lounge, dining room, kitchen, two bedrooms, shower room, garden and UPVC double glazing.

**NORTHWOLD**  
Northwold has good onward connections. The property is located approximately 25 minutes from Culford School, 30 minutes from Bury St Edmunds and 45 minutes to Norwich. Bury St Edmunds and Norwich offer excellent local amenities, and there is a mainline railway station at Norwich which has regular services to London Liverpool Street. There are some good leisure facilities nearby, including golf courses and nature reserves.

**Entrance Hall**

UPVC double glazed entrance door to front, built-in storage cupboard.

**Sitting Room**

**11'0" (3.35m) x 10'9" (3.28m)**  
UPVC double glazed window to front.

**Dining Room**

**10'10" (3.3m) x 10'4" (3.15m)**  
Open fireplace, built-in storage cupboard, door to stairs.

**Kitchen**

**13'9" (4.19m) x 5'10" (1.78m)**  
Fitted kitchen units to floor, stainless steel sink unit, space for electric cooker, space for tall fridge/freezer.

**Stairs and Landing**

Loft access.

**Bedroom One**

**14'7" (4.45m) x 10'1" (3.07m)**  
Built-in cupboard to alcove, two UPVC double glazed windows to front.

**Bedroom Two**

**11'0" (3.35m) x 8'8" (2.64m)**  
Built-in cupboard to alcove, feature cast iron fireplace (not in use) UPVC double glazed window to rear.

**Shower Room**

Shower cubicle, wash basin set within fitted cabinet, WC, obscure glass UPVC double glazed window to rear.

**Rear Garden**

Rear garden laid to lawn, stone built store to rear of garden, outside tap, right of way across neighbouring properties and neighbouring properties have right of way across garden for putting out bins, etc.

