

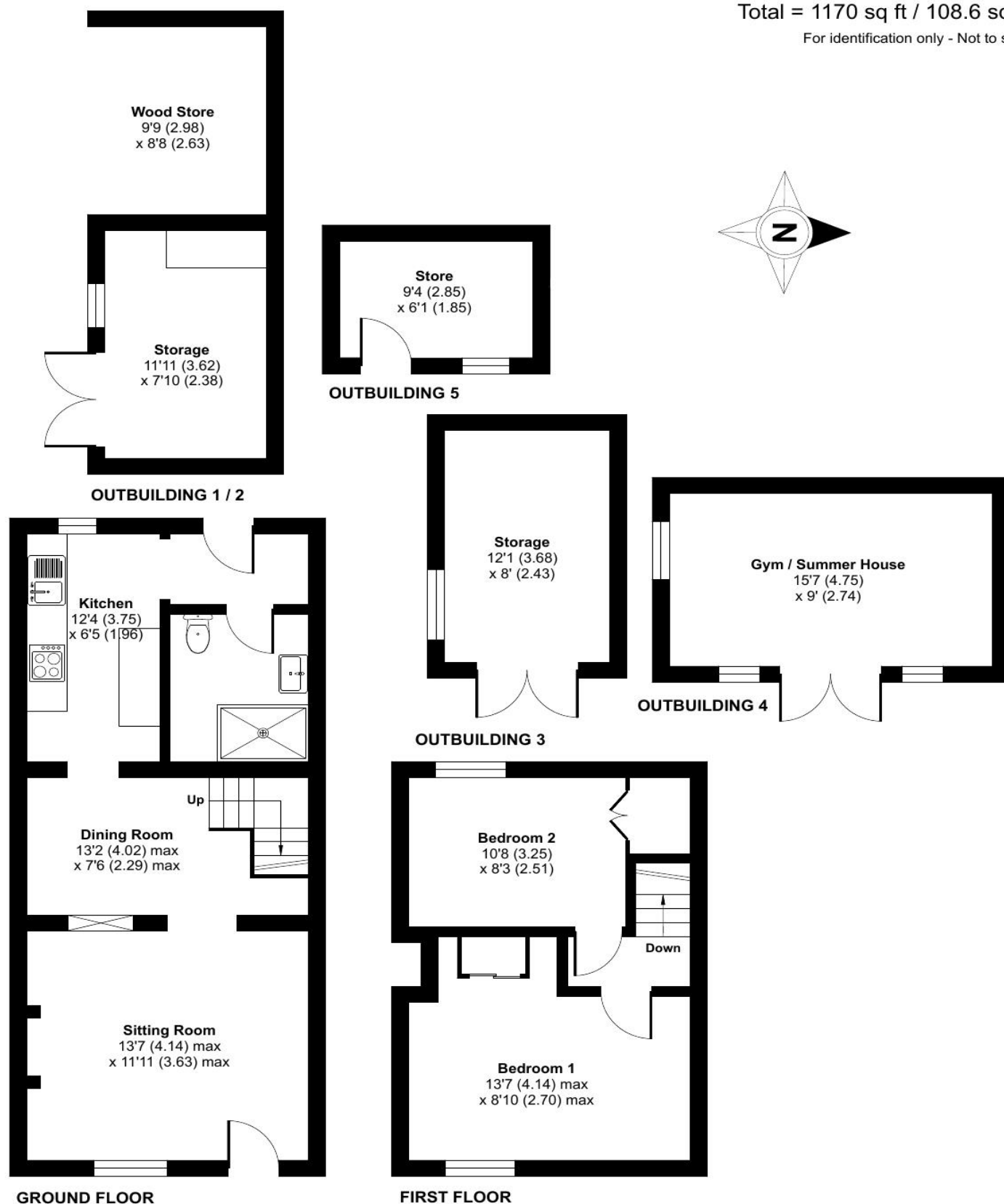
Chapel Lane, Ashill, Thetford, IP25

Approximate Area = 708 sq ft / 65.7 sq m

Outbuildings = 462 sq ft / 42.9 sq m

Total = 1170 sq ft / 108.6 sq m

For identification only - Not to scale



Chapel Lane, Ashill, Thetford, IP25 7AU

No Onward Chain!

This stunning two bed mid-terrace cottage provides a mix of old with a contemporary feel. In a sought after village location it boasts kitchen, dining room, ground floor shower room, parking, expansive garden overlooking vast countryside, UPVC double glazing and gas central heating.

Offers In Excess Of £230,000 Freehold

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Longsons. REF: 1283503



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Bedroom One
13'7" (4.14m) x 8'10" (2.69m)
UPVC double glazed window to front, radiator.

Bedroom Two
10'8" (3.25m) x 8'3" (2.51m)
UPVC double glazed window to rear, radiator.

Outside Front
Laid to shingle.

Rear Garden
Rear garden overlooking vast countryside with paved patio area, large area laid to lawn, four storage sheds, gym/summer house, wooden fence to perimeter, gated access to fields.

Agent's Notes
EPC rating D63 (Full copy available on request)
Council tax band A (Own enquiries should be made via Breckland District Council)

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.

- Two Bedroom Mid-Terrace
- Character Features
- Two Reception Rooms
- Energy Efficiency Rating D60
- Ground Floor Shower Room
- Gas Central Heating and UPVC Double Glazing
- Garden With Vast Countryside Views
- Parking
- No Onward Chain

No Onward Chain!
Situated in the popular village of Ashill, Longsons are delighted to bring to the market this stunning two bedroom mid-terrace cottage. The property has all the charm of a character cottage with a contemporary feel and boasts kitchen, dining room, sitting room with log burning stove, ground floor shower room, parking, expansive garden with a number of store sheds, gym/summer house, UPVC double glazing and gas central heating.
Viewing highly recommended.

Briefly the property offers sitting room with log burning stove, dining room, kitchen, back porch, shower room, two bedrooms, large garden overlooking countryside, four store sheds, summer house, parking, gas central heating and UPVC double glazing.

Ashill
Ashill is a delightful village that offers a range of amenities, including a charming public house with a

restaurant, a village shop, farm shop, and a primary school. For additional conveniences, the market towns of Swaffham, Watton, and Dereham are just a short distance away. With easy access to the main A47, Ashill provides excellent connections to the vibrant city of Norwich. Dereham approx. 10 miles, Norwich approx. 34 miles, Watton approx. 3.6 miles, Swaffham approx. 6.5 miles.

Sitting Room
13'7" (4.14m) x 11'11" (3.63m)
Entrance door to front, feature fireplace with inset wood burning stove, picturesque alcove shelving, wooden beams to ceiling, UPVC double glazed window to front, radiator.

Dining Room
13'3" (4.04m) x 7'6" (2.29m)
Under stairs storage, stairs to first floor, radiator.

Stairs and Landing

Kitchen
12'4" (3.76m) x 6'5" (1.96m)
Modern fitted kitchen units to walls and floor, work surface over, one and a half bowl stainless steel sink unit with mixer tap and drainer, subway tiled splashback, integrated electric oven and electric hob with extractor hood over, space and plumbing for washing machine, space for tall fridge/freezer, UPVC double glazed window to rear.

Back Porch
Door leading to rear garden.

Shower Room
Double shower cubicle with mains electric shower over, fully tiled walls and floor, hand wash basin within vanity unit, WC, tall towel radiator, extractor fan.

