



Elm Road, Thetford, IP24 3HJ

welcome to

Elm Road, Thetford

>> CHAIN FREE! << A property which would suit CASH BUYERS only and in need of full RENOVATION throughout.

This house has 3 bedrooms, enclosed rear garden and is currently rented.



Entrance Hall

Door to front aspect. Stairs leading up to the first floor landing. Radiator. Cupboard.

Kitchen / Diner

16' 4" x 9' 11" (4.98m x 3.02m)
Window to the front aspect. Fully fitted with a matching range of base and eye level units with work surfaces over. Radiator. Space for fridge freezer. Plumbing for washing machine. Electric oven with electric hob.

Cloakroom

Low level W.C. Wash hand basin.

Sitting Room

16' 1" x 11' 8" (4.90m x 3.56m)
Door to the rear aspect. Radiator.

Bedroom 1

12' 9" Plus Recess x 9' 2" (3.89m Plus Recess x 2.79m)
Window to the front aspect. Radiator.

Bedroom 2

11' 8" x 8' 11" (3.56m x 2.72m)
Window to the rear aspect. Radiator.

Bedroom 3

8' 11" x 6' 9" (2.72m x 2.06m)
Window to the rear aspect. Radiator.

Bathroom

Low level W.C. Wash hand basin. Panel bath with shower head over. Radiator.

Rear Garden

Laid to lawn.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



view this property online williamhbrown.co.uk/Property/THF106949



welcome to Elm Road, Thetford

- Terrace House
- 3 bedrooms
- CASH BUYERS ONLY
- Renovation needed!
- Rear Garden

Tenure: Freehold EPC Rating: C

offers in excess of

£140,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/THF106949



Property Ref:
THF106949 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01842 753559



Thetford@williamhbrown.co.uk



47 King Street, THETFORD, Norfolk, IP24 2AU



williamhbrown.co.uk