



St. Barnabas Close, Thetford, IP24 3EW

welcome to

St. Barnabas Close, Thetford

ATTENTION INVESTORS! A 2 BEDROOM END TERRACE house located within a popular CUL DE SAC POSITION within close proximity of BARNHAM COMMON on the edge of THETFORD. This house also has the benefit of PARKING, enclosed REAR GARDEN and is for sale on a CHAIN FREE basis!



Summary

The historic Norfolk market town of Thetford is ideally positioned close to the Cambridgeshire and Suffolk borders and therefore offers good road links convenient for commuting. The river "Thet" borders the southern boundary offering delightful riverside walks and river frontage redevelopment consisting of a three screen cinema, restaurant, hotel and public open space. Further recreation can be found in the extensive forest areas in the surrounding areas including High Lodge offering forest cycle and walking routes and play areas.

Nearby Thetford Forest offers the ultimate outdoor playground for family days out. This vast pine plantation is cross-crossed with a maze of walking and cycling trails that are perfect for spending a day losing yourself in nature. At the heart of it all is the High Lodge Visitor Centre which offers bike hire for the energetic, Segway for the more adventurous and Go Ape for those who dare.

Entrance Porch

Door to the front aspect.

Entrance Hall

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

Kitchen / Diner

11' 5" Max x 11' 2" Max (3.48m Max x 3.40m Max)
Window to the front aspect. Fully fitted with a matching range of base and eye level units with work surfaces over. Inset stainless steel with mixer tap over. Electric oven with electric hob. Radiator. Plumbing for washing machine. Space for fridge freezer.

Lounge

14' 4" Max x 10' 8" Max (4.37m Max x 3.25m Max)
Window to the rear aspect. Radiator. Television point.

Rear Lobby

Door to the rear aspect. Radiator. Storage cupboard.

First Floor Landing

Airing cupboard. Radiator.

Bedroom 1

17' 8" Max x 11' 1" Max (5.38m Max x 3.38m Max)
Two windows to the rear aspect.

Bedroom 2

11' 4" Max x 8' 10" Plus Recess (3.45m Max x 2.69m Plus Recess)
Window to the front aspect. Radiator.

Bathroom

Window to the front aspect. Radiator. Wash hand basin. Panel bath with shower head over. Tiled.

Rear Garden

Outside space with some paving and a decking area.

Parking

Around to the side of the property is the parking area.



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St. Barnabas Close, Thetford

- ATTENTION INVESTORS!
- Being sold with tenants in situ, paying £950pcm
- End Terrace House
- 2 bedrooms
- Gas central heating
- Cul de sac position, close proximity to Barnham Common
- CHAIN FREE

Tenure: Freehold EPC Rating: C

offers in excess of

£180,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
THF107470 - 0001

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