



Hazel Covert, Thetford, IP24 2UH

welcome to

Hazel Covert, Thetford

A ground floor APARTMENT within the sought after CLOVERFIELDS estate in THETFORD offering spacious TWO BEDROOM accommodation, OPEN PLAN LOUNGE/KITCHEN, BATHROOM and 1 ALLOCATED PARKING SPACE. This property would make an ideal INVESTMENT or FIRST TIME purchase.



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.

Communal Entrance Hall

With door and buzzer intercom entry system upon arrival.

Lounge/diner

19' 2" Max x 9' 5" (5.84m Max x 2.87m)
Door to the front aspect. Electric heater. Television point

Kitchen

9' 6" x 8' 9" (2.90m x 2.67m)
Fitted with a range of matching base and eye level units with work surfaces over. Electric oven with electric hob. Space for fridge freezer. Inset stainless steel sink with mixer tap over. Tiled flooring. Plumbing for washing machine.

Inner Hall

Storage cupboard.

Bedroom 1

12' x 11' 5" (3.66m x 3.48m)
Built in wardrobes. Two windows.

Bedroom 2

12' 2" x 9' 5" (3.71m x 2.87m)
Window. Electric heater.

Bathroom

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

Allocated Parking

1 allocated space outside the apartment block.

Agents Note

The property is leasehold with the 125 year lease commencing from January 2004 meaning there is approximately 100 years remaining.
The current vendor confirms approximately £660 PA covers all relevant ground rents, service charges and buildings insurance.



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- Ground Floor Apartment
- 2 bedrooms
- 1 allocated parking space
- Sought after Cloverfields development
- CHAIN FREE!

Tenure: Leasehold EPC Rating: C

£125,000



Please note the marker reflects the postcode not the actual property

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This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
THF107478 - 0001

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william h brown



01842 753559



Thetford@williamhbrown.co.uk



47 King Street, THETFORD, Norfolk, IP24 2AU



williamhbrown.co.uk