



**Pine Close, Thetford, IP24 3LA**

**welcome to**

**Pine Close, Thetford**

FOR SALE VIA TRADITIONAL AUCTION! Located in a popular location which is close to a range of shops and amenities and with easy access to the A11 and various train lines, this three bedroom upper floor flat would make a great addition to any portfolio, call now to view!



## Summary

The historic Norfolk market town of Thetford is ideally positioned close to the Cambridgeshire and Suffolk borders and therefore offers good road and rail links direct to both Cambridge and Norwich, 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.

## The Accommodation

Entrance door to:

### Entrance Hall

With door to front and stairs to first floor landing.

### Downstairs Cloakroom

With W.C and window to side.

### Kitchen / Dining Room

With a range of wall and base units, sink unit with mixer tap over, integrated oven, integrated gas hob with stainless steel cooker hood over, two built in storage cupboards and window to front.

### Living Room

With windows to both the side and rear and door to:

### Balcony

### First Floor Landing

### Bedroom One

With window to front and built in storage cupboard.

### Bedroom Two

With windows to both the rear and side and built in storage cupboard.

### Bedroom Three

With window to rear.

### Shower Room

With W.C, wash hand basin with taps over, shower cubicle and window to front.



**check out more properties at** [williamhbrown.co.uk](http://williamhbrown.co.uk)



welcome to

## Pine Close, Thetford

- For Sale via Traditional Auction!
- Sold with No Chain!
- Three Bedrooms
- Upper Floor, Two Level Flat
- Popular Town Location
- A Great First Home or Investment Buy
- Potential to Improve Throughout

Tenure: Freehold EPC Rating: Awaiting

Offers in Excess of

**£65,000**



Please note the marker reflects the postcode not the actual property

check out more properties at [williamhbrown.co.uk](http://williamhbrown.co.uk)



Property Ref:  
THF107378 - 0001

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**