



**Old Market Street, Thetford, IP24 2EQ**

**welcome to**

**Old Market Street, Thetford**

A 1 bedroom terrace 'maisonette' within a town centre location in the town of Thetford. The property could benefit from general TLC and does have the benefit of allocated PARKING, night storage heating and would make an ideal INVESTMENT or FIRST TIME BUY!



## 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.

## The Accommodation

Entrance door to:

### Entrance Hall

Door to the front aspect. Stairs leading up to the accommodation.

### Lounge / Kitchen

17' 10" max. x 12' 3" max. ( 5.44m max. x 3.73m max. )

Window to the front aspect. Television point. Some fitted kitchen units with work surfaces over. Inset sink with mixer tap over.

### Shower Room

Shower cubicle. Low level W.C. Wash hand basin. Tiled walls.

### Bedroom

12' 4" x 9' 7" ( 3.76m x 2.92m )

Velux window to rear. Night storage heater.

### Parking

Allocated parking for one vehicle at the side of the property.



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## Old Market Street, Thetford

- Town Centre 'Maisonette' Style Property
- One Bedroom
- Allocated Parking
- Ideal for First Time Buyers or Investors
- Viewing Essential!

Tenure: Leasehold EPC Rating: Awaiting

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 1983. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Offers in Excess of

**£130,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
THF107506 - 0001

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