









welcome to

St. Johns Way, Thetford

Thought to suit both homemovers and investors, this well presented end-terraced home offers well presented and spacious accommodation, three good sized bedrooms, bathroom with separate cloakroom and a great garden, all within an extremely sought after area!

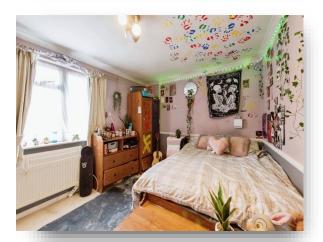












Summary

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

Door to front, built in understair cupboard, stairs to first floor landing. Radiator.

Lounge

17' x 11' 9" (5.18m x 3.58m)

Inset fireplace, TV point, window to front aspect and door leading to garden.

Kitchen / Diner

19' max. x 9' 10" max. (5.79m max. x 3.00m max.) Fitted with a range of wall and base units with work surfaces over, inset 1.5 stainless steel sink drainer, electric oven, electric hob with cookerhood over, plumbing and space for washing machine, space for fridge/freezer, window to front aspect, door to front. Radiator.

First Floor Landing

Bedroom One

12' 3" to wardrobes. x 8' 5" (3.73m to wardrobes. x 2.57m) Built in wardrobes, window to front aspect. Radiator.

Bedroom Two

13' 1" x 9' 8" (3.99m x 2.95m) Window to front. Radiator.

Bedroom Three

9' 7" x 6' 5" (2.92m x 1.96m) Built in cupboard, window to front aspect. Radiator.

Cloakroom

Low level wc, window to rear aspect.

Bathroom

With inset wash hand basin, bath, tiled walls and window to rear aspect.

Outside

The enclosed rear garden is mainly laid to lawn with a paved patio area.





welcome to

St. Johns Way, Thetford

- **Spacious End-Terraced House**
- Three Good Sized Bedrooms
- Lengthy Kitchen/Diner
- Great Sized Garden
- Popular Location within Thetford
- Family Bathroom with Separate Cloakroom
- Well Presented Throughout
- Viewing Essential!

Tenure: Freehold EPC Rating: D

Offers in Excess of

£175,000









postcode not the actual property

check out more properties at williamhbrown.co.uk



Property Ref: THF107516 - 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 quidance 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.

01842 753559



william h brown

Thetford@williamhbrown.co.uk



47 King Street, THETFORD, Norfolk, IP24 2AU



williamhbrown.co.uk

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.