



Breckland Court, Thetford, IP24 2DH

welcome to

Breckland Court, Thetford

NO CHAIN! Found tucked away in a great location within Thetford, you'll find this one bedroom maisonette! Being offered to the market with no onward chain and with great potential to improve and renovate throughout, early viewing is essential!



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 criss-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 the first floor.

Landing

With built in storage cupboard, access to the loft space and night storage heater.

Living Room

16' 10" x 12' 3" (5.13m x 3.73m)

With double doors opening out to a Juliet balcony, window to side and night storage heater.

Kitchen

12' 4" x 7' 4" (3.76m x 2.24m)

With a range of fitted kitchen units with work surface over, sink unit with taps over, space for fridge/freezer, space and point for electric cooker, space and plumbing for washing machine and window to rear.

Bedroom

12' 4" max. x 7' 3" (3.76m max. x 2.21m)

With built in storage cupboard / wardrobe, window to front and night storage heater.

Bathroom

With low level W.C, wash hand basin, bath, window to rear and built in airing cupboard.

Agents Note

Please note that the property is Leasehold, with 964 years remaining on the Lease and an annual ground rent of £25 and a monthly service charge of £72 are applicable.



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Breckland Court, Thetford

- NO CHAIN!
- One Bedroom Maisonette
- Potential to Improve Throughout
- A Great First Time Home or Investment!
- Great Location within Thetford

Tenure: Leasehold EPC Rating: C

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£95,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
THF107461 - 0004

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