









## welcome to

## **Hanbury Court, Thetford**

Designed for those over the age of 55 and with a great sized bedroom, with a range of fitted wardrobes, an accessible shower room, access to a residents lounge, laundry room & guest bedroom, all being centrally located within Thetford, call now to book your viewing!













### **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 Hall**

With built in storage cupboard.

### **Living Room**

17' 8" max. x 11' 2" max. ( 5.38m max. x 3.40m max. ) With door to front, fireplace and electric radiator.

#### Kitchen

9' x 5' 8" ( 2.74m x 1.73m )

With a range of fitted kitchen units at wall and base level with work surface over, stainless steel sink unit with mixer tap over, space for fridge/freezer, space and plumbing for washing machine, electric oven, electric hob and window to front.

#### **Bedroom**

21' 6" max.  $\times$  9' 6" max. ( 6.55m max.  $\times$  2.90m max. ) With built in wardrobes, window to front and night storage heater.

#### **Shower Room**

With low level W.C, wash hand basin, shower cubicle with shower attachment over and tiled walls.





## welcome to

## **Hanbury Court, Thetford**

- Ground Floor Retirement Apartment
- Designed for those Over 55!
- One Great Sized Bedroom with Built in Wardrobes
- Centrally Located within Thetford
- Sold with No Chain!
- Access to Residents Lounge, Laundry Room & Guest Bedroom
- Light & Spacious Living Room
- Close to Local Amenities

Tenure: Leasehold EPC Rating: Awaited

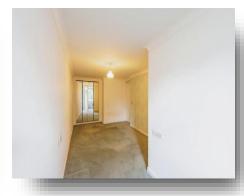
This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

Offers in Excess of

# £90,000









Please note the marker reflects the postcode not the actual property

## check out more properties at williamhbrown.co.uk



Property Ref: THF107626 - 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.





01842 753559



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.