



Hanbury Court, Thetford, IP24 3BF

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. x 9' 6" max. (6.55m max. x 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.



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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

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Property Ref:
THF107626 - 0001

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