



**St. Johns Way, Thetford, IP24 3PA**

**welcome to**

**St. Johns Way, Thetford**

CHAIN FREE! CASH BUYERS ONLY! A spacious and popular style of home, which is in need of some renovations throughout, but offers masses of potential! Currently on offer, there are three good sized bedrooms, spacious rooms throughout, a shower room with separate W.C and rear garden!



## 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

With door to front and stairs to the first floor landing.

### Living Room

17' 1" x 11' 9" ( 5.21m x 3.58m )

With window to front, door to rear garden and radiator.

### Kitchen

13' 8" max. x 9' 9" max. ( 4.17m max. x 2.97m max. )

With a range of fitted kitchen units at wall and base level with work surface over, sink unit with taps over, space and plumbing for washing machine, space and point for electric cooker, space for fridge/freezer, cupboard housing new central heating boiler and window to rear.

### Utility Room

With door to front and built in storage cupboard.

### First Floor Landing

### Bedroom One

17' 2" max. x 8' 7" max. ( 5.23m max. x 2.62m max. )

With built in wardrobes, dual aspect windows to both the rear and side and radiator.

### Bedroom Two

13' x 9' 8" ( 3.96m x 2.95m )

With window to front and radiator.

### Bedroom Three

9' 5" x 6' 6" ( 2.87m x 1.98m )

With built in cupboard, window to front and radiator.

### Shower Room

With wash hand basin, shower cubicle with shower attachment over, window to front and heated towel rail.

## Seperate W.C

With low level W.C and window to rear.

## Agents Note

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.



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welcome to

## St. Johns Way, Thetford

- CHAIN FREE!
- CASH BUYERS ONLY!
- Masses of Potential Throughout
- Three Good Sized Bedrooms
- Popular Style of Home
- Within Walking Distance of Local Amenities
- Shower Room with Separate W.C
- A Great First Time or Investment Buy

Tenure: Freehold EPC Rating: D

**£100,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
THF107630 - 0001

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william h brown



**01842 753559**



Thetford@williamhbrown.co.uk



47 King Street, THETFORD, Norfolk, IP24 2AU



**williamhbrown.co.uk**