



Melford Bridge Road, Thetford, IP24 2HH

welcome to

Melford Bridge Road, Thetford

Found in an extremely popular location within Thetford, this end-terraced house is thought to suit both homemovers and investors alike! Offering two double bedrooms, garden and parking to rear and great potential, whilst being within walking distance of local amenities and being sold with no chain!



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, stairs to first floor landing and radiator.

Living Room

13' max. x 9' 10" max. (3.96m max. x 3.00m max.)
With TV point, window to front and radiator.

Kitchen / Diner

12' 11" max. x 8' 1" max. (3.94m max. x 2.46m max.)
With a range of fitted kitchen units at wall and base level with work surface over, sink unit with taps over, electric oven, electric hob with extractor hood over, space and plumbing for washing machine, under stairs storage cupboard, tiled flooring, window and door to rear and radiator.

Rear Lobby

Being of UPVC construction, with door to rear.

First Floor Landing

With window to side.

Bedroom One

12' 11" max. x 9' 9" max. (3.94m max. x 2.97m max.)
With two built in storage cupboards, one housing the central heating boiler, and window to front.

Bedroom Two

9' 10" x 6' 5" (3.00m x 1.96m)
With window to rear.

Shower Room

With low level W.C, wash hand basin with taps over, shower cubicle with shower attachment over and window to rear.

Outside

To the rear of the property is a garden which is mainly laid to lawn with a range of shrubs throughout, two garden sheds and a gate to the rear, which leads to the parking area.



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welcome to

Melford Bridge Road, Thetford

- End-Terraced House
- Two Double Bedrooms
- A Great First Time Home or Investment Buy!
- Off Road Parking
- Garden to Rear
- Located within a Sought After Area
- Close to Local Amenities and Travel Links
- Sold with No Onward Chain!

Tenure: Freehold EPC Rating: C

guide price

£210,000



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Property Ref:
THF107601 - 0002

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