



Lavender Court, Thetford, IP24 2DF

welcome to

Lavender Court, Thetford

Being sold chain free, with tenants currently paying £950pcm and bringing in a rental yield of over 6.5%, this mid-terraced house offers two double bedrooms and would make a great first time or investment buy or addition to any existing property portfolio!



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 radiator.

Living Room

15' 3" max. x 11' 10" (4.65m max. x 3.61m)

With door and window to rear, TV point, stairs to the first floor landing and radiator.

Kitchen

8' 10" x 8' 3" (2.69m x 2.51m)

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

First Floor Landing

Bedroom One

12' max. x 11' 10" max. (3.66m max. x 3.61m max.)

With window to rear and radiator.

Bedroom Two

12' 3" x 5' 9" (3.73m x 1.75m)

With window to front and radiator.

Bathroom

With low level W.C, wash hand basin with taps over, bath, built in airing cupboard, window to front and radiator.

Outside

To the rear, the garden is mainly laid to lawn with a range of mature trees throughout.

Parking

There is space for parking to the front of the property.



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welcome to

Lavender Court, Thetford

- Attention First Time Buyers and Investors!
- Tenants Currently in Situ, paying £950pcm
- Potential Rental Yield of Over 6.5%
- Mid-Terraced House
- Two Double Bedrooms
- Popular Location
- A Great Investment or First Time Home

Tenure: Freehold EPC Rating: C

offers in excess of

£170,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
THF107610 - 0003

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