



Juniper Close, Thetford, IP24 2YG

welcome to

Juniper Close, Thetford

GUIDE PRICE: £205,000-£210,000! Offered to the market with NO CHAIN, this end-terraced home is a must view! With two good sized bedrooms, the potential to decorate, improve and even extend to the side (STPP), an enclosed rear garden & a shed/workshop, it's perfect for, but not limited to, first time buyers & investors!



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' 6" x 11' 10" (4.72m x 3.61m)

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

Kitchen

8' 7" x 7' 10" (2.62m x 2.39m)

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

First Floor Landing

With access to the loft space, which is boarded.

Bedroom One

12' 2" max. x 11' 11" max. (3.71m max. x 3.63m max.)

With window to rear and radiator.

Bedroom Two

12' x 5' 7" (3.66m x 1.70m)

With window to front and radiator.

Shower Room

With low level W.C, wash hand basin with taps over, shower enclosure with shower attachment over, window to front and heated towel rail.

Outside

To the rear, the garden is not overlooked and is mainly paved with an outside light in both the garden and porch, outside tap and outside sockets in both the garden and Workshop. Further to this, there are also two parking spaces that come with the property.

Shed / Workshop

13' 11" x 9' 5" (4.24m x 2.87m)

With power and light connected.



check out more properties at williamhbrown.co.uk



welcome to

Juniper Close, Thetford

- GUIDE PRICE: £205,000-£210,000!
- CHAIN FREE!
- End-Terraced House
- Two Good Sized Bedrooms
- Well Presented Throughout
- Potential to Renovate and Improve Further
- Popular Location
- Enclosed Rear Garden with Potential to Extend to the Side (STPP)

Tenure: Freehold EPC Rating: C

Guide Price

£200,000



Please note the marker reflects the postcode not the actual property

check out more properties at williamhbrown.co.uk



Property Ref:
THF107268 - 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.

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.



william h brown



01842 753559



Thetford@williamhbrown.co.uk



47 King Street, THETFORD, Norfolk, IP24 2AU



williamhbrown.co.uk