



Kingsmead, Rymer Court, Barnham, Thetford, IP24 2PY

welcome to

Kingsmead, Rymer Court, Barnham, Thetford

A lovely detached park home in a charming village location! Boasting TWO DOUBLE BEDROOMS, a modern kitchen with INTEGRATED APPLIANCES, a spacious living/dining room, WRAP AROUND GARDEN and allocated parking, viewing is truly a must!



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:

Hallway

4' 11" x 9' 6" (1.50m x 2.90m)

With a double fitted cupboard, window to side, radiator and leading to the Kitchen & Living Room.

Living / Dining Room

14' 2" x 20' 7" (4.32m x 6.27m)

With two bay windows to front, further window to side, radiator and French doors to rear.

Kitchen

9' 5" x 11' 8" (2.87m x 3.56m)

With barn style door which leads to the parking space, double window, integrated quartz kitchen sink with tap over, integrated fridge/freezer, new appliances and radiator.

Bedroom One

15' 9" x 9' 5" (4.80m x 2.87m)

With built in cabinets, windows to the side and rear and radiator.

Bedroom Two

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

With fitted wardrobe, window and radiator.

Bathroom

6' 3" x 6' 10" (1.91m x 2.08m)

With toilet, sink, bath with shower over, window to side and heated towel rail.

Agents Note

There are a number of obligations on both Sellers and Buyers when completing the process for purchasing a Park Home and we recommend taking advice from a Solicitor or other Professional - independent from the Seller or Site Owner - when buying a home).

Sites often have requirements specific to the purchase of a property and to 'the Site' in general, which could include paying the Site Owner's commission. Intending Purchasers should satisfy themselves about any such requirements including any specific restrictions on occupancy or residential use of the home.

Guidance can be sought from Park homes - GOV.UK (<https://url.uk.m.mimecastprotect.com/s/qMiCCvo2Qf7oQAXqSXhLFQD6pg?domain=gov.uk>)



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welcome to

Kingsmead, Rymer Court, Barnham, Thetford

- Detached Park Home
- Two Double Bedrooms
- Well Presented Throughout
- Lovely Wrap Around Garden with Raised Seating Area
- Spacious Living/Dining Room
- Charming Village Location
- Allocated Parking
- Kitchen with Integrated Appliances

Tenure: EPC Rating: Exempt

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

£130,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
THF107754 - 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.

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