



**Gloucester Way, Thetford, IP24 1DL**



**welcome to**

**Gloucester Way, Thetford**

Calling all first time buyers and investors! Having been cleverly converted to offer two great sized bedrooms, but with plenty of scope to return to three, this end-terraced house offers plenty of space throughout! With a downstairs W.C, light & spacious living/dining room, all in a great location!



## 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, wood effect flooring, built in airing cupboard and stairs to the first floor landing.

### Downstairs Cloakroom

With low level W.C, wash hand basin with taps over and window to front.

### Living / Dining Room

13' 8" x 14' 10" ( 4.17m x 4.52m )

With sliding patio doors opening out to the rear garden and radiator.

### Kitchen

17' x 8' 5" ( 5.18m x 2.57m )

With a range of fitted kitchen units at wall and base level with work surface over, sink unit with mixer tap over, space and plumbing for washing machine, gas oven, gas hob with extractor hood over, wood effect flooring, window to front and radiator.

### First Floor Landing

With built in storage cupboard housing central heating boiler.

### Bedroom One

13' 1" x 8' 4" ( 3.99m x 2.54m )

With fitted wardrobes, window to front and radiator.

### Bedroom Two

13' 7" x 8' 6" ( 4.14m x 2.59m )

With fitted wardrobes, window to rear, radiator and opening onto:

### Bedroom Three

11' 2" x 6' 3" ( 3.40m x 1.91m )

With window to rear and radiator.

### Bathroom

With low level W.C, wash hand basin with taps over, bath unit with shower attachment over, fully tiled walls, laminate flooring and window to front.

## Outside

To the rear, the garden is largely paved for ease of maintenance with a brick built storage shed and a gate to the rear.



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welcome to

## Gloucester Way, Thetford

- Calling all First Time Buyers and Investors!
- End-Terraced House
- Cleverly Converted to Now Offer Two Bedrooms
- Potential to be Returned to Three Bedrooms
- Spacious Rooms Throughout
- Popular Town Location
- Plenty of Scope
- Viewing Essential!

Tenure: Freehold EPC Rating: D

**£155,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
THF107904 - 0001

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