



Thistle Close, Thetford IP24 2YB

welcome to

Thistle Close, Thetford

A one bedroom terrace home within a pleasant cul de sac position on the ever popular Cloverfields estate. The property also has allocated parking, enclosed rear garden, electric heating and is for a sale on a Chain Free basis.



Kitchen

8' 9" x 7' 9" Plus Recess (2.67m x 2.36m Plus Recess)

Window to the front aspect. Door to the front aspect.

Fitted with a matching range of base and eye level.

Inset stainless steel sink drainer with mixer tap over.

Breakfast bar area. Electric cooker with electric hob.

Lounge

12' x 10' 10" (3.66m x 3.30m)

Door leading to the rear garden. Radiator. Stairs

leading up to the first floor landing. Television point.

First Floor Landing

Window to the front aspect. Night storage heater.

Airing cupboard.

Bedroom

12' x 10' 11" (3.66m x 3.33m)

Window to the rear aspect. Electric radiator. Access

to the loft space.

Bathroom

Window to the front aspect. Wash hand basin. Low

level W.C. Heated towel rail. Corner bath with shower

head over.

Rear Garden

The rear garden is mainly laid to lawn with shed and

patio area.

Allocated Parking

The parking for one vehicle is accessed under the

alleyway around to the side of the property.



view this property online williamhbrown.co.uk/Property/THF107788



welcome to

Thistle Close, Thetford

- Terraced House
- One Bedroom
- Allocated Parking
- Cul De Sac Location
- Enclosed Rear Garden

Tenure: Freehold EPC Rating: D

offers in excess of

£130,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/THF107788



Property Ref:
THF107788 - 0003

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