



**Bracken Road, Thetford, IP24 3DZ**



**welcome to**

## **Bracken Road, Thetford**

Sold with no chain! A three-bed mid-terraced home in family-friendly Thetford. With a bright and spacious living room, kitchen + utility/study, sunny garden & great location - view today!

### **The Accommodation**

Entrance door to:

#### **Entrance Hall**

With door to front, stairs to the first floor landing and radiator.

#### **Living Room**

20' 8" max. x 12' 2" max. ( 6.30m max. x 3.71m max. )

With TV point, window to front, door to rear and radiator.

#### **Kitchen**

13' 2" max. x 8' 6" max. ( 4.01m max. x 2.59m max. )

With a range of fitted kitchen units at wall and base level with work surface over, sink unit with taps over, space and point for electric cooker, door and window to rear and radiator.

#### **Study / Utility Room**

With door to front and space for fridge/freezer.

#### **First Floor Landing**

With access to the loft space and built in cupboard housing central heating boiler.





### **Bedroom One**

14' 2" x 9' 5" ( 4.32m x 2.87m )  
With window to front and radiator.

### **Bedroom Two**

11' 9" x 8' 4" ( 3.58m x 2.54m )  
With built in storage cupboard, window to front and radiator.

### **Bedroom Three**

10' 11" plus recess. x 6' 2" ( 3.33m plus recess. x 1.88m )  
With built in storage cupboard, window to rear and radiator.

### **Bathroom**

With wash hand basin, bath with taps and shower attachment over and window to rear.

### **Separate Cloakroom**

With low level W.C and window to rear.

### **Outside**

To the rear, the garden is mainly laid to lawn with a paved patio area and garden shed.



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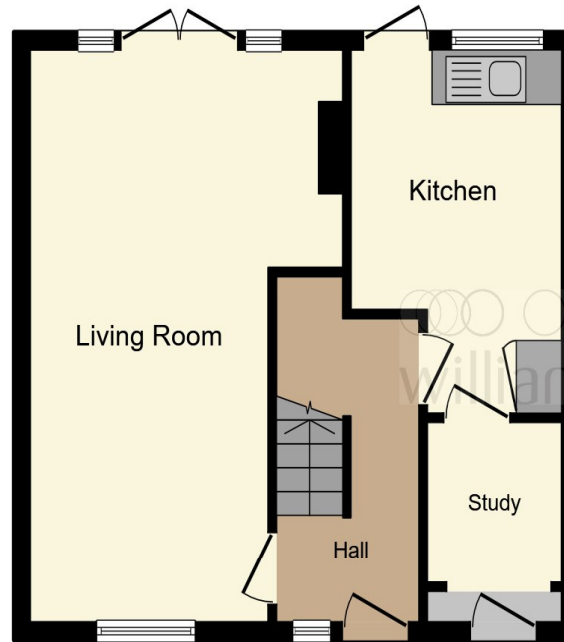
## Bracken Road, Thetford

- Sold with No Onward Chain!
- Mid Terraced Home in a Popular Family Friendly Area
- Walking Distance to Town Centre, Riverside Walks & Schools
- Close to Train Station with Direct Links to Cambridge & Norwich
- Spacious Living Room

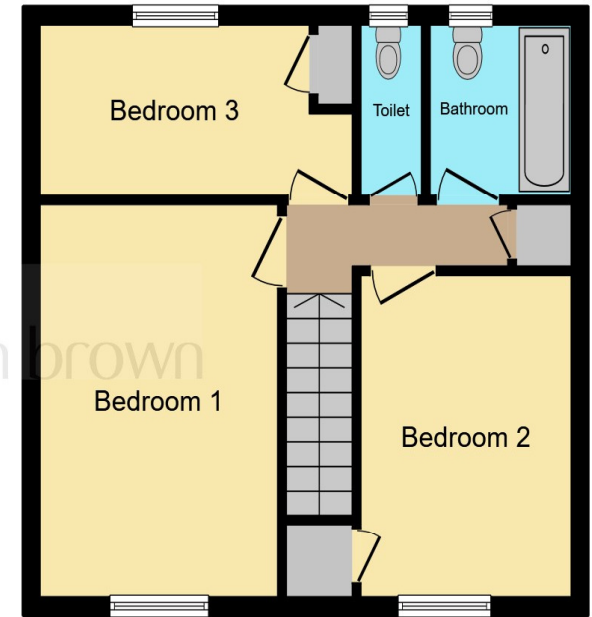
Tenure: Freehold EPC Rating: C

Council Tax Band: A

**£175,000**



**Ground Floor**



**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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