



**Ellington Road, Barnham, Thetford, IP24 2NN**



**welcome to**

**Ellington Road, Barnham, Thetford**

SOLD WITH NO CHAIN! Spacious two-bed home in sought-after Barnham village! Ideal first-time buy or investment with large living space, two doubles, garden, garage & easy access to Thetford's amenities, viewing is essential!



## Summary

Set in the hugely desirable village of Barnham, on the edge of Thetford, this two-bedroom home is perfect for first-time buyers, investors, or anyone looking to enjoy the best of both village charm and town convenience. With Thetford's wide array of amenities, schools, and transport links just a short drive away, you'll benefit from peaceful surroundings without compromising on practicality.

Inside, the home offers spacious accommodation with plenty of potential to make it your own. The generous living/dining room provides the ideal space to relax or entertain, while the family kitchen is well-sized and functional. Upstairs, you'll find two double bedrooms and a family bathroom, making the layout versatile for individuals, couples or small families.

Outside, the good-sized rear garden presents an opportunity to create your own outdoor haven—whether for gardening, entertaining, or simply relaxing in the sun. And, with the additional garage that comes with the property, there is great storage and practicality too!

With its blend of space, location, and potential, this is a home that is absolutely worthy of early viewing—call today to arrange yours!

## The Accommodation

Entrance door to:

### Entrance Hall

With door to front, stairs to the first floor landing and night storage heater.

### Living Room

18' 10" x 14' 8" ( 5.74m x 4.47m )

With two windows to rear and night storage heater.

### Kitchen

9' 8" max. x 7' 5" max. ( 2.95m max. x 2.26m max. )

With a range of fitted kitchen units at wall and base level with work surface over, stainless steel sink unit with mixer tap over, built in storage cupboard and door to rear.

### First Floor Landing

With window to front and built in storage cupboard.

### Bedroom One

12' 5" max. x 11' 4" max. ( 3.78m max. x 3.45m max. )

With built in wardrobes, built in storage cupboard, window to rear and night storage heater.

### Bedroom Two

12' 2" x 9' 3" ( 3.71m x 2.82m )

With built in wardrobes, window to rear and night storage heater.

### Bathroom

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

### Service Charges

For information on any service charges associated with this property, please contact the Branch for more information.



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## **Ellington Road, Barnham, Thetford**

- Sought After Suffolk Village of Barnham
- Easy Access to Thetford's Shops, Schools & Transport
- Ideal for First Time Buyers or Investors, Sold with No Onward Chain!
- Spacious Living/Dining Room
- Well Proportioned Kitchen
- Two Double Bedrooms
- Scope to Modernise and Add Value
- Good Sized Rear Garden with Potential
- Garage for Added Practicality

Tenure: Freehold EPC Rating: Awaited



Please note the marker reflects the postcode not the actual property

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Property Ref:  
THF108011 - 0003

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