



York Way, Thetford, IP24 1EL

welcome to

York Way, Thetford

SOLD WITH NO CHAIN! This mid-terraced house lies on the popular Abbey Farm estate and, with it's spacious rooms and masses of potential throughout, it's set to make an ideal first time home or investment buy!



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, stairs to the first floor landing and radiator.

Downstairs Cloakroom

Living Room

13' 3" x 14' 11" (4.04m x 4.55m)

Kitchen

16' 9" x 8' 6" (5.11m x 2.59m)

First Floor Landing

With built in boiler cupboard.

Bedroom One

8' 6" x 15' 3" (2.59m x 4.65m)

Bedroom Two

10' 8" x 6' 3" (3.25m x 1.91m)

Bedroom Three

14' 8" x 6' 2" (4.47m x 1.88m)

Shower Room



view this property online williamhbrown.co.uk/Property/THF108051



welcome to

York Way, Thetford

- SOLD WITH NO CHAIN!
- Three Bedrooms
- Mid-Terraced House
- Downstairs W.C & First Floor Family Bathroom
- A Great First Time or Investment Buy
- Rear Garden
- Popular Location
- Renovations Required Throughout

Tenure: Freehold
Council Tax Band: A

£125,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/THF108051



Property Ref:
THF108051 - 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